



# CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION

Agenda

October 9, 2017

City of Whitewater Municipal Building  
Community Room

312 W. Whitewater St., Whitewater, Wisconsin

6:30 p.m.

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| 1.  | Call to order and Roll Call.  |
| 2.  | <b><u>Hearing of Citizen Comments.</u></b> No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item. |
| 3.  | Review and approve the Plan Commission minutes of August 14, 2017 and September 11, 2017.   |
| 4.  | Review proposed 70 unit hotel & conversion of the existing vacant grocery store building into a multi-office facility at 1260 W. Main Street, Tax Parcel /WM 00001 and /WM 00002 for WWHP LLC. (Troy Hoekstra, Managing Partner).   |
| 5.  | Discussion of possible improvements to Scott Street.  |
| 6.  | UW-Whitewater Representatives to speak about the University Housing – per request of Plan Commission.   |
| 7.  | Discussion of potential future housing study.   |
| 8.  | Hold a public hearing for Formal Action for the City of Whitewater Comprehensive Plan future land use designation for Parcel # /WUP 00325 (Walworth Ave. Parcel). (This parcel is located west of the “bridge to nowhere”).   |
| 9.  | Information Items:<br>a. Possible future agenda items.<br>b. Next regular Plan Commission Meeting – November 13, 2017   |
| 10. | Adjournment.  |

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Director, 312 W. Whitewater Street,

Whitewater, WI, 53190 or [jwegner@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

*It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information over which they may have*

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
August 14, 2017

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL  
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

**Call to order and roll call.**

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:30 p.m.

Present: Greg Meyer, Kristine Zaballos, Lynn Binnie, Sherry Stanek, Tom Miller. Absent: Bruce Parker, Tom Hinspater. Others: Chris Munz-Pritchard (City Planner), Wallace McDonell (City Attorney).

**Hearing of Citizen Comments.** No Comments.

**Approval of the Plan Commission Minutes.** Moved by Zaballos and seconded by Binnie to approve the minutes of the June 12 & 19, 2017 Plan Commission meeting. Motion approved by unanimous voice vote. The minutes of July 10, 2017 were not available for review.

**Public hearing for a conditional use permit for a change in ownership for a car dealership and repair facility at 1389 W. Main Street for Burtness Chevrolet (Matt Bowditch).**

**Public hearing for a conditional use permit for a change in ownership for a car dealership and repair facility at 1421 W. Main Street for Burtness Chevrolet (Matt Bowditch).**

Chairperson Meyer opened the public hearing.

City Planner Chris Munz-Pritchard explained part of the history of these properties, what was part of the previous conditional use permits for these properties. She mentioned that landscaping and lighting came up numerous times in the previous Planner Reports. The main items Munz-Pritchard would like to make sure become conditions are to maintain the landscaping; only security lights on building to be on after 10 p.m.; the owner recognize the utility easements; and the variance for the sign requirements remains the same. There were two notes from property owners who were unable to be at the meeting. One was about the spillage of light onto neighboring properties and the other was welcoming this business.

Chairperson Meyer opened the public comment.

Matt Bowditch, the owner of Burtness in Whitewater, stated that he was working to get the lighting to shut off at the correct time. Hours of operation are: Monday and Thursday open until 8 p.m.; Tuesday, Wednesday and Friday open until 6 p.m. and Saturday until 3 p.m. Sundays they are closed. Due to the windstorms we have had, the fixtures have been altered. There are about 6 lights burned out at this time.

Plan Commission Member Binnie stated that at 11:45 p.m. 1389 was dark, but 1421 was still lit up. He suggested that the timing and the positioning of the lights be adjusted.

Chairperson Meyer stated that he lived in the neighborhood behind the properties. The lights at the back of the building can be seen very well through the trees. They need to be shielded. The building lighting also needs a directional baffle.

Andrew Crone, 1590 W. Wildwood Road, welcomed the business to this area. He also explained that from their yard, they can see the lighting elements in the light fixtures. He noted that according to ordinance, the lighting is not to spill out over the property line. There should be shields on the fixtures that prevent that. If the proper lighting is provided, it won't be creating a nuisance to the neighborhood. He suggested a 9 p.m. shut off time for the lights to allow families to enjoy their yards, especially during the summer.

Chairperson Meyer closed the public comment.

Plan Commission Member Binnie stated that previous conditions for 1421 W. Main Street were to have a fence installed on south property line and landscaping on the outside of the fence. There was no fence installed. There was landscaping put in after the original display area. Another strip of pavement was put in. No landscaping was planted after that. There are trucks lined up along that pavement. Was the additional pavement ever approved?

City Attorney McDonell stated that the extra pavement had gone into legal action, but had finally come back to the Plan Commission and was approved. When asked if all businesses were required to have their lighting turned off at a certain time, Attorney McDonell stated that the Plan Commission has the discretion to determine the requirements of each particular site.

City Planner Munz-Pritchard stated that she would like to have the same requirements for both properties for lighting and landscaping. The lighting should start with the fixtures facing downwards and go from there. The properties should have a fence or buffer between the business and any residential areas. Munz-Pritchard stated that there was no need for stadium lighting behind the building, but wants it lit enough to be safe for those leaving the building later to be able to see vehicles.

Moved by Binnie and seconded by Zaballos to grant conditional approval of the conditional use permit for a change in ownership for a car dealerships and repair facilities at 1389 and 1421 W. Main Street for Burtness Chevrolet (Matt Bowditch), subject to the City Planner's recommendations with additions to: #1 that a discussion is to be held with the City Planner regarding landscaping south of the added pavement on the south side of the property at 1421 W. Main Street. An agreement must be reached and followed through on. #2 By 9:30 p.m. only building mounted security lighting can remain on. Position of lighting and shields must meet code to not be a nuisance to neighboring properties. Lights must be in compliance within 30 days. And #4 the landscaping or fencing must be completed by June 1, 2018. (See attached conditional use permit.) Aye: Binnie, Zaballos, Stanek, Miller, Meyer. No: None. Absent: Parker, Hinspater. Motion approved.

**Discussion of landscaping at 122 N. Prince Street (Ryan Hughes).** Chairperson Meyer opened for public comment.

City Planner Chris Munz-Pritchard explained changes that are to start to be implemented. She has been working with Urban Forestry to update the landscaping policy. She is looking to hire someone to review final landscaping plans, verify what is on site at the project, write up a report and have the City Certified Forester review and approve the report. The report then will be filed with the project file in the Neighborhood Services Department. The Neighborhood Services Department has been reviewing all of the conditional use permits from now back to 1990's.

Ryan Hughes gave a rundown of what has occurred with the landscaping of the property at 122 N. Prince Street. Landscaping went in as planned in the spring. They will be over seeding in the fall. Utility easements and stormwater piping have restricted where they could put plantings. They have put in several larger trees on both Prince and Main Street areas. They have put in perennial bushes and removed and re-planted in the bio retention area.

City Planner Chris Munz-Pritchard asked that if the Plan Commission is not happy with the landscaping, what can we do about it for future developments? How can we improve the process? Neighborhood Services Department and the Urban Forestry Commission are working to change the existing landscaping policy to make it more user friendly.

Plan Commission Member Miller said that some improvements have been made to the landscaping on the property. The owner has added some color with the black eyed Susans. He has also added trees and landscaping bark which makes it look better. The lawn is about 80% weeds right now. Miller says the owner needs to add more color and do something with the lawn. The best time to plant is in spring and fall.

Plan Commission Members voiced: can UFC recommend what size plantings should be used?; When landscaping companies draw up the plans and do the planting, they usually overplant because they want it to look good when the project is done (not three years from now); Maybe plant some grasses.

Plan Commission Member Zaballos stated that this project is a prominent place for entry into the City of Whitewater. It gets more scrutiny. If a developer exceeds expectations and maintains the landscaping as such, it is much better for them the next time they want to do a good development. Zaballos liked the idea that the City is planning to hire a staff person to review and write a report on landscape plans for developments.

**Conceptual review of a proposed plat for the vacant land on the west side of N. Tratt Street (includes tax parcel numbers: 004-0515-3233-008 and D W 600009) for Ryan Hughes.** City Planner Chris Munz-Pritchard explained that the land for this proposal has been annexed into the City of Whitewater. The land is approximately 10.6 acres, and is located in both Walworth and Jefferson Counties. The Comprehensive Plan has it in a future neighborhood high density area with a transition area from high density to R-2 (one & two family residential). The West Whitewater Neighborhood Development Plan designates this area as mixed residential. On the 2035 Regional Transportation Map, a proposed road is in this area. In the northeast area, on

about 2.53 acres 3 two-story townhomes are proposed. They have added a detention area for the regulation of storm water. This area could either be R-2 or R-3 Zoning. All buildings proposed in Walworth County are higher density residences and would probably be zoned R-3. Buildings with over 4 units are required to come to Plan Commission in an R-3 Zoning District. As the development moves to the west, the zoning could be R-1 or R-2 with the proposed single family and duplexes.

Ryan Hughes, the developer, was looking for feedback and comments from the Plan Commission. His proposal transitions to more single family to the north. He thought about having a water feature with movement in the detention areas so the water would not be stagnant. His plan is to put traditional apartments in the southeast area of the development and townhomes in the northeast area. He plans to phase in the project. He would like to start as R-3 Zoning.

Adam Coyle is an investor and is planning to be a co-manager of the property. He also would like the flexibility of the R-3 Zoning.

Chairperson Meyer opened for public comment.

Plan Commission Members voiced: they liked having the buffer from the single family residences to the north; what kind of phasing is being planned; liked the townhomes on the northern part of the development area that provides a transitional area with the single family residences to the north; would like to see a stepping up of the aesthetics of the buildings to be more residential appearing housing rather than student rentals.

City Planner Munz-Pritchard asked if the developer would be selling the single family/duplex lots or if he would be building on them.

Ryan Hughes stated they would be doing the project in three phases. They would start with the apartments. He did not have an answer for the development of the single family/duplex lots.

City Attorney McDonell stated that the next steps would be that the Plan Commission would hold a public hearing for the permanent zoning of the parcels and make recommendation to the Common Council for the permanent zoning.

**Public hearing for a conditional use permit to allow for conversion of a single family home into a duplex at 209 N. Prairie Street for RLA Properties (Randall Aschbrenner). (The property is currently owned by Geoff Hale.)** Chairperson Meyer opened the public hearing.

City Planner Chris Munz-Pritchard explained that 209 N. Prairie Street is an existing single family home. She had not received a site plan or layout of the property prior to writing her report. (The GIS mapping system is fairly accurate, but the picture gets distorted.) Four parking stalls are required and driveway and parking area must be hard surfaced. Munz-Pritchard went through her recommended conditions: the proposal has to follow lot coverage; the required lot width for a duplex is 100 feet, the lot is 66 feet; no more than 3 unrelated persons are allowed per unit: if more, the conditional use permit will be revoked; must have a Knox box; when the house is converted to a duplex, everything must be up to code.

Randall Aschbrenner brought in an updated site plan to the meeting. Aschbrenner says he is fully committed to his properties and wants to run them properly.

Chairperson Meyer opened for public comment.

Geoff Hale, current owner of the property, stated that as Main Street is the gateway to the City, Prairie Street is the gateway to the University. He urged the Plan Commission to approve the conversion.

Plan Commission Chairperson Meyer closed the public comment.

Plan Commission members voiced concerns: hoped that it was not the applicant's intention to flip the property; liked to see the plaque on the wall of the building that tells the ownership and contact information; in reference to the property at 531 W. Center Street, why didn't the porch get repaired? What was done completely changed the look of the house and was something that was not approved by the Plan Commission; will the piece of blacktop of the driveway be removed and turned into green space?; Will the garbage and recycle totes and bicycles and mopeds have a place at the back of the house?. Plan Commission Members also voiced concerns of: the parking area having 6 stalls and being hard surfaced; a corral for totes; sliding doors go out to the screen porch; able to accept the 66 foot lot width because the lot is almost 200 feet deep; the rear of the property faces Esterly Ave.; this means more density and closer proximity to Esterly Ave.; parking spaces and headlights would shine through to Esterly Ave. properties; a buffer fence should be installed; will there be a sidewalk from the exit of Unit A to the parking lot?

Randall Aschbrenner stated that he would install a sidewalk from the exit from Unit A to the parking lot. The options for an exit from Unit A are from the corner of the living room (6 foot area) or possibly from the kitchen. He would look at reconfiguring the kitchen area.

Moved by Binnie and seconded by Stanek to approve the conditional use permit to allow for a conversion of a single family home into a duplex at 209 N. Prairie Street for RLA Properties (Randall Aschbrenner) with the recommendations of the City Planner as amended (change #2 to "Opaque fencing shall be provided and installed to ensure blocking of headlights" and change #4 to "minimum lot area") and including adding a sidewalk from the exit of Unit A to the parking lot; install an identification sign with name and phone number per the sign code 19.54.020(10); convert blacktop area in front of house to green space and block it so people don't park on the lawn; create a spot for garbage and recycle totes, with fencing. See attached Conditional Use Permit. Aye: Binnie, Zaballos, Stanek, Miller, Meyer. No: None. Absent: Parker, Hinspater. Motion approved.

### **Review Extra-Territorial Jurisdiction Application Form.**

City Planner Chris Munz-Pritchard explained that this is a request of the Plan Commission. The City of Whitewater extra-territorial zoning covers 1.5 miles around the City. Munz-Pritchard took the requirements for extra -territorial zoning and put them in the application.

Plan Commission Member suggested that the title of the form be changed. City Attorney McDonell was going to make that decision. Plan Commission members were to review the application form and email Chris Munz-Pritchard with anything they would like to see changed.

**Information Items:**

- a. Possible future agenda items. City Planner Chris Munz-Pritchard stated that she had researched the Walworth Ave. property and wrote a report to be reviewed by Plan Commission. If Plan Commission members have any questions, they are to send Chris Munz-Pritchard an email.
- b. There are no alternates for Plan Commission (with exception of the Council representative). If anyone knows of someone who would like to be on the Plan Commission, please encourage them to apply.
- c. Next regular Plan Commission Meeting – September 11, 2017.

Moved by Miller and seconded by Zaballos to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 8:35 p.m.

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Chairperson Greg Meyer

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission  
From: Chris Munz-Pritchard, City Planner  
Date: October 9th, 2017  
Re: The proposal is for the renovation of the former grocery store building (Sentry ) and proposing a 70-room hotel located at 1260 W Main Street, Parcel # /WM 00001

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This is a preliminary review of the attached site plan. More detailed plans will need to be provided in order to move forward with the plan process.

### **Description of the Proposal:**

This is an existing building located at 1260 W Main Street, Parcel # /WM 00001. This is currently located in the B-1 Community Business Zoning District.

### **PLANNER'S PRELIMINARY SITE PLAN REVIEW:**

1. The minimum number of parking stalls:

Hotels/Motels require 1 stall for each guest room plus 1 stall for each 2 employees working per shift. I have estimated 70 rooms for this hotel. This would most likely require up to 12 employees per work shift if you account for desk clerk, manager and maintenance. Based on this information, the hotel would require an estimated minimum of 76 parking stalls. The plans call for 4 employees per shift which seems low at peak working hours for staff. At the plan board meeting on September 11<sup>th</sup> a dispute regarding the number of employees would remove 3 parking stalls from the number. I think that the better estimate is 3 parking stalls for employees changing the number to an estimated 73 parking stalls for the hotel.

The previous Sentry building would fall under retail and service commercial spaces which would require 1 stall for each 250 square feet of primary floor area. Currently there are 203 regular stalls and 5 handicap stalls, totaling 208 stalls. This ratio is roughly 1 stall per every 244 feet. In determining required parking area ratios, the floor measurement shall be taken to include only service, sales and office space, and shall not include warehouse, utility and other accessory space which do not generate parking demand. Without plans, I will be basing the parking requirements on the 1 parking space for every 250 sq ft. The proposed Sentry area is 50,600 sq ft. This puts the proposed property requirements for the former Sentry building at 203 (202.4) parking stalls. A more conservative number may be the requirements for financial institutions; business, governmental and professional offices which are 1 parking space for every 300 sq ft of primary floor area which means there are 169 required parking stalls.

The total estimated minimum parking requirements for this project is between 242 to 276 stalls. This number could fluctuate greatly depending on the actual size of



building, number of employees and even requirements by the businesses to occupy the space. Additionally factors to keep in mind are there is no on street parking in the area. If I am reading the plans correctly on C1.2 there are only 170 spaces provided which does not meet the 242 estimated stall requirements.

2. There are no exterior elevations or floor plan information provided for the existing building.
3. No vehicle or pedestrian circulation has been provided.
  - a. Are there going to be any connections to existing dead end streets of Yoder Lane, Florence Street, Salisbury Lane and Carriage Dr.? The amount of parking in the rear of the building could use a second exit such as Carriage Drive.
  - b. How are the pedestrians going to get to the hotel from the rear of the existing building?
  - c. It doesn't look like there is a pedestrian connection from the hotel to the existing building.
4. With the as many parking spaces in the rear that are being provided I need to see an exterior elevation plan of what the rear of the building will look like and how it will function with a loading dock. It should be as promoted as the front entrance of the building given the number of parking spaces. It will need to meet ADA requirements and have proper screening.
5. Why isn't the existing building and the proposed hotel better connected? This almost looks like a free for all between these two spaces and could be very problematic for both vehicle and pedestrian.
6. A Knox box will be placed on the building and approved by the fire department. Urban Forestry Committee (UFC) will review and approve the landscaping plans.
7. Fencing or screening shall be installed between the project and all single family and duplex homes contiguous to the project.
8. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.
9. Any other conditions identified by City Staff or the Plan Commission.

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission  
From: Mike Higgins  
Date: October 9th, 2017  
Re: The proposal is for the renovation of the former grocery store building (Sentry ) and proposing a 70-room hotel located at 1260 W Main Street, Parcel # /WM 00001

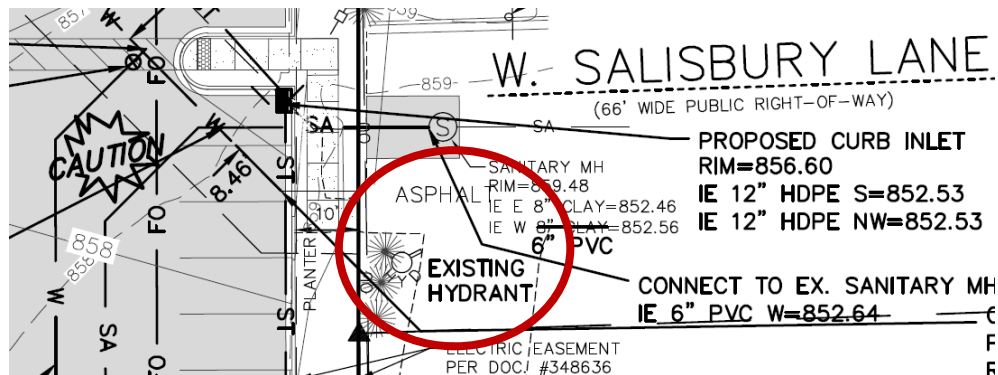
This is a preliminary fire department review of the attached site plan.

### **Description of the Proposal:**

This is an existing building located at 1260 W Main Street, Parcel # /WM 00001. This is currently located in the B-1 Community Business Zoning District.

### **PRELIMINARY FIRE DEPARTMENT SITE PLAN REVIEW:**

1. The hydrant that is at the end of W. Salisbury Lane will have to remove the fence and the parking around it and in front of it. There needs to be a minimum of 15 feet of access around the hydrant for access.



2. For fire truck circulation purposes W. Salisbury lane and Florence Street should become through streets. An additional benefit for W. Florence Street is it will allow a second egress to rear lot, if there is use of hydrant at W. Yoder lane by Fire trucks.
3. Add a hydrant on the west side of the proposed building, by the existing southwest egresses between the existing parking lots.
4. Upgrade the fire department connection to a 5 inch storz on both the proposed and existing building.
5. A knox box will be placed on the proposed and existing building and approved by the fire
6. Any canopies will need to be 12 foot high for truck clearance.

## MEMORANDUM

|                                     |                  |          |
|-------------------------------------|------------------|----------|
| <input type="checkbox"/>            | Information Only |          |
| <input checked="" type="checkbox"/> | Project Specific | 1407.701 |
| <input type="checkbox"/>            | Policy Memo      |          |

TO: Chris Munz-Pritchard, Neighborhood Services Director  
FROM: Mark K. Shubak, P.E., Mark A. Fisher, P.E.  
DATE: October 2, 2017  
RE: Proposed Fairfield Hotel Development-1260 West Main Street

We have reviewed documents submitted for the proposed Fairfield Hotel at 1260 West Main Street on the former Sentry grocery store site. The documents are dated September 21, 2017 and were received electronically on the same date. The documents reviewed include drawings and the stormwater management plan. We have the following comments for your consideration:

### **Sheet C1.0, Cover Sheet:**

1. In Section 32 20 00 (Concrete and Base), revise note to indicate that all concrete driveway aprons and sidewalk crossing driveways within public right-of-way shall be a minimum thickness of 7-inches.

### **Sheet C1.1, Existing Site and Demolition Plan:**

1. A note on the drawing indicates to “obtain Walmart approval prior to construction”. We recommend this approval be obtained concurrently with the city approval process.
2. A note indicates to remove fencing on the west end of Salisbury Lane for fire hydrant visibility, yet the site plan (Sheet C1.2) shows parking on the hotel side of the fire hydrant location. The hydrant will not be visible/accessible when vehicles are parked in these stalls.
3. Significant mature vegetation (arborvitae) along the east property line north of Yoder Lane will be removed for ditch grading. This will eliminate very effective screening for the homes on Yoder Lane.

### **Sheet C1.2, Site Plan:**

1. Both sides of the existing sidewalk at the northwest corner of the south parking lot should be shown for clarity.
2. The note requiring the contractor to obtain Walmart approval for paving should be changed to the developer/engineer.
3. The crosswalk at the northwest corner of the south parking lot shall be re-striped following paving.

4. The parking lot interconnection near the mid-point of the west property line (northeast corner of the car wash site) is proposed to be reconfigured. The existing stop bar, crosswalk, and stop sign may not be located appropriately for the proposed configuration.
5. Stop signs shall be added at the driveway exits on to Main Street.
6. The two existing driveways along Main Street are being replaced in-kind. The existing and proposed widths exceed the ordinance maximum. We assume this condition is “grandfathered”, but the city should confirm this is acceptable.
7. The lane configurations for the east driveway connection to Main Street should be delineated with pavement markings.
8. Elimination of three or four parking stalls along the east property line at the southeast corner of the south parking lot should be considered. Vehicles maneuvering in and out of these stalls may create vehicle queueing onto Main Street.
9. A sidewalk connection is proposed between the parking lot and the west end of Salisbury Lane. The existing sidewalk on the north side of Salisbury Lane ends about 150 feet east of the property line. To promote safe pedestrian connectivity and circulation, the sidewalk on Salisbury Lane should be extended westward and connected to the parking lot in a logical manner.
10. A dumpster enclosure location is provided along the east property line near the northeast corner of the hotel building. Details are provided with the hotel architectural drawings and should be reviewed by the city. It is not clear if the dumpster enclosure is intended for both buildings, or just the hotel.
11. An existing driveway along the east side of the existing building will be re-paved and utilized for two-way vehicular traffic and pedestrian traffic to connect to the north parking lot.
  - a. With a width of approximately 22 feet from building face to curb face, the driveway seems too narrow for combined use.
  - b. The configuration of the driveway as it connects to the existing south parking lot at the southeast corner of the existing building is awkward and provides limited visibility. Reconfiguration of this connection, possibly with a curb extension or bump-out at the corner of the building, should be considered. A stop sign should also be considered.
  - c. To enhance pedestrian connectivity and circulation between the north and south parking lots, construction of a sidewalk in the green space along the west side of the existing building could be considered. This is Walmart property, and approval/coordination with Walmart would be required.

12. Sidewalk does not currently exist along Yoder Lane, but a short section of sidewalk exists between the west end of Yoder Lane and the project site. At a minimum, this pedestrian connection shall be maintained.
13. The loading docks and maintenance-type building entrance on the north side of the existing building will remain. A truck maneuvering area in the north parking lot is identified, presumably for maneuvering into the loading docks. Several proposed parking stalls overlap/limit the use of the maneuvering area.
14. A new building entrance is shown at the northwest corner of the existing building. Due to the location of the loading dock portion of the building, the new entrance will be hidden from most of the north parking lot. The proposed entrance will be accessed by four foot high concrete stairs, so ADA access is not provided to the north side of the building. 15. No ADA parking stalls are provided in the north parking lot.
16. We recommend truck and fire truck access/turning movements be evaluated for the entire site. Review and approval by the Whitewater Fire Department is recommended.
17. From an overall site planning perspective, the merits of providing additional vehicular connections to the project site should be evaluated. Opportunities for connections exist at Salisbury Lane, Yoder Lane, and the unimproved Florence Street right-of-way at the northeast corner of the site.
18. It is unclear if parking stalls will be designated for each of the buildings.

**Sheet C1.3, Grading and Erosion Control Plan:**

1. The future stormwater infiltration basin indicates 3:1 (horizontal to vertical) side slopes. Maximum 4:1 side slopes should be indicated for the basin. Note that there are several other locations within the development that also indicate 3:1 slopes that should be revised to not exceed 4:1.
2. Have any field soils investigations been performed to confirm the infiltration capacity of native soils at the proposed stormwater infiltration basin?
3. The site grading plan indicates the presence of a 0.12 acre wetland that was recently field delineated. This wetland is proposed to be avoided. The applicant should send supporting documentation from WDNR that they concur with the results of the wetland delineation.

**Sheet C1.4, Utility Plan:**

1. The sanitary sewer lateral will connect to an existing city-owned manhole on the west end of Salisbury Lane. Details for the connection are not provided other than it should be done per city requirements. The connection shall be made with a field cored hole and flexible rubber

- boot. The manhole bench/flow line shall be reconstructed if necessary in the city's opinion. Manhole replacement is also a possibility.
2. The private sewer lateral extends 161 feet to the hotel and includes a series of bends. Cleanouts are required/recommended. A detail for the cleanout should be provided for review.
  3. The existing city-owned water main crossing the site will be relocated to allow construction of the hotel building. See Sheet C2.0 comments below for water main related items.
  4. The outlet from the future stormwater infiltration basin is indicated to be a 4-inch diameter pipe. If this outlet becomes clogged with debris, it will be very difficult to access the pipe for proper maintenance. It is recommended that the configuration of the outlet structure be modified to facilitate access for maintenance.
  5. It does not appear that the proposed 4 foot diameter storm sewer manhole located immediately downstream of the future stormwater infiltration basin is constructable due to lack of pipe cover.

**Sheet C1.5, Landscape Plan:**

1. The city should review the landscape plan.
2. As previously noted, the mature arborvitae along the east property line north of Yoder Lane are being removed. The landscaping in this area is not being replaced.

**Sheet C1.6, Details:**

No comments.

**Sheet C2.0, Water Main Relocation Plan:**

1. Approximately 260 linear feet of 12-inch water main will be relocated to the north of the proposed hotel building. The existing water main and new water main are considered public.
2. A construction sequence/testing plan shall be prepared for installation of the new water main. Does the water service for the existing Sentry building need to remain active during installation of the new water main? If not, this could simplify water main installation.
3. A valve shall be provided at the east end of the relocated water main for isolation and testing purposes.
4. A temporary fire hydrant or other suitable flushing device shall be provided at the west end of the relocated water main for testing purposes.

5. A note on the drawing indicates that Megalug joint restraint shall be used on fittings. Megalug shall also be used on slip joints between fittings.
6. No additional fire hydrants are proposed on the site. The Whitewater Fire Department should review and comment on the adequacy of the existing fire hydrants.
7. A note on the drawings indicates that a 20 foot wide water main easement will be provided. The easement shall cover both new and existing (remaining) water main across the site.
8. The developer's engineer included water main submittal forms needed for DNR approval. The forms indicate a static water system pressure of 47 psi in the project area. It should be understood that water pressures in the upper floors of the hotel will be less. Subject to the above comments, the forms are acceptable. The city needs to prepare an "owner approval" letter for the engineer to include with submittal to DNR. Note that in prior discussions with DNR, they have indicated that the water main easement would be a condition of their review and approval.

**Sheet PXP, Photometric:**

1. The city should review the lighting plan and photometrics.

**Stormwater Management Plan:**

1. The submitted calculations indicate that the City's stormwater management requirements are adequately being met.
2. The City's required Erosion Control and Stormwater Management permit applications have been submitted and appear to be acceptable.
3. A stormwater maintenance plan and agreement have been provided and appear to be acceptable. Executed copies of the maintenance agreement should be provided to the City for their records.
4. The applicant should provide existing, proposed and future impervious surface areas so that the City's stormwater utility database can be updated.

NOTICE OF REVIEW

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th day of October 2017 at 6:30 p.m. to review the proposed 70 unit hotel and conversion of the existing vacant grocery store building into a multi-office facility at 1260 W. Main Street, Parcel # /WM 00001 and /WM 00002 for WWHP LLC. (Troy Hoekstra, Managing Partner).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Chris Munz-Pritchard, Neighborhood Services Director/City Planner



| TaxKey      | Owner1  | Owner2                       | Address1                 | City        | State | Zip        |
|-------------|---|------------------------------|--------------------------|-------------|-------|------------|
| /A170900001 | ALLEF PARTNERS LLC                              | C/O WAL-MART PROPERTY TAX DE | PO BOX 8050              | BENTONVILLE | AR    | 72712-8050 |
| /A170900002 | DSDH WHITEWATER LLC                             |                              | N3332 ASH LAKE TRL       | APPLETON    | WI    | 54913-0000 |
| /A252200001 | ST PATRICKS CONGREGATION MULBERRY GROVE LLC     |                              | PO BOX 645               | BROOKFIELD  | WI    | 53008-0645 |
| /A252200003 | ST PATRICKS CONGREGATION                        |                              | 1225 W MAIN ST           | WHITEWATER  | WI    | 53190-0000 |
| /A252200004 | ST PATRICKS CONGREGATION                        |                              | 1225 W MAIN ST           | WHITEWATER  | WI    | 53190-0000 |
| /CAH 00006  | HAWKS LANDING LLC                               |                              | 1264 HILLCREST LN        | FALLBROOK   | CA    | 92028-0000 |
| /CAH 00007  | STREIB PROPERTIES LLC                           |                              | 503 CENTER ST            | LAKE GENEVA | WI    | 53147-0000 |
| /W 00001    | WHITEWATER TEKE ASSN                            | C/O JOE PYZYK                | 4656 SHAGBARK LN         | BROOKFIELD  | WI    | 53005-0000 |
| /W 00002    | STEVE JAHNKE                                    | ANNE JAHNKE                  | 709 OAKWOOD LA           | WATERTOWN   | WI    | 53094-0000 |
| /W 00003    | STEPMOTHER LLC                                  |                              | PO BOX 239               | WHITEWATER  | WI    | 53190-0000 |
| /W 00004    | YINGJUAN JIANG                                  |                              | 1240 W SALISBURY LA      | WHITEWATER  | WI    | 53190-0000 |
| /W 00005    | MICHAEL J HALE                                  |                              | 599 S FRANKLIN ST        | WHITEWATER  | WI    | 53190-0000 |
| /W 00006    | NCENTERPRISES LLC                               |                              | W10412 HUBBLETON RD      | WATERLOO    | WI    | 53594-0000 |
| /W 00007    | KA KENG WONG                                    | YUK CHING YUEN               | 1212 W SALISBURY LN      | WHITEWATER  | WI    | 53190-1248 |
| /W 00008    | HTGS LLC  |                              | 228 N GEORGE ST          | WHITEWATER  | WI    | 53190-0000 |
| /W 00009    | GEOFFREY HALE                                   | JACQUELINE HALE              | 599 S FRANKLIN ST        | WHITEWATER  | WI    | 53190-0000 |
| /W 00010    | CHASE JASON KINCAID                             |                              | W377 S2283 KINCAID LA    | DOUSMAN     | WI    | 53118-0000 |
| /W 00011    | DINA CHRISTON                                   | KONSTANINA CHRISTON (AKA)    | 442 BUCKINGHAM BLVD      | WHITEWATER  | WI    | 53190-0000 |
| /W 00012    | JONATHAN T MARSHALL                             | MICHELLE L MARSHALL, et al.  | 214 S WOODLAND DR        | WHITEWATER  | WI    | 53190-0000 |
| /W 00013    | JONATHAN T MARSHALL                             | MICHELLE L HANEKAMP          | 1232 YODER LN            | WHITEWATER  | WI    | 53190-0000 |
| /W 00014    | STEVEN E JOHNSON                                |                              | N7908 CTY RD P           | WHITEWATER  | WI    | 53190-0000 |
| /W 00015    | KURT J KETTERHAGEN                              |                              | 1631 PEARSON CT          | WHITEWATER  | WI    | 53190-0000 |
| /W 00016    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /W 00017    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /W 00018    | CHERYL J LOFTON                                 |                              | PO BOX 292               | WHITEWATER  | WI    | 53190-0000 |
| /W 00019    | CHERYL J LOFTON                                 |                              | PO BOX 292               | WHITEWATER  | WI    | 53190-0000 |
| /W 00020    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /W 00021    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /W 00022    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /W 00023    | CITY OF WHITEWATER                              |                              | 312 W WHITEWATER ST      | WHITEWATER  | WI    | 53190-0000 |
| /WM 00001   | WARHAWK REAL ESTATE FOUNDATION LLC              |                              | 800 W MAIN ST            | WHITEWATER  | WI    | 53190-0000 |
| /WM 00002   | COMMERCIAL BANK                                 |                              | PO BOX 358               | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00157  | DLK ENTERPRISES INC                             |                              | PO BOX 239               | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00159  | DLK FARM SERVICE INC                            | 1398 MAIN ST                 | PO BOX 239               | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00162B | ROY A NOSEK                                     |                              | 435 W STARIN             | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00219  | ST PATRICKS CONGREGATION                        |                              | 126 S ELIZABETH ST       | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00354  | DLK ENTERPRISES INC                             |                              | PO BOX 239               | WHITEWATER  | WI    | 53190-0000 |
| /WUP 00355  | DLK ENTERPRISES INC                             |                              | PO BOX 239               | WHITEWATER  | WI    | 53190-0000 |
|             | TROY HOEKSTRA/UNITED DEVELOPMENT SOLUTIONS, LLC |                              | 921 1ST STREET SUITE 202 | ST CLOUD    | MN    | 56303-0000 |

**NOTICE:** The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER  
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 9-21-17.
2. Agenda Published in Official Newspaper on 10-5-17.
3. Notices of the public review mailed to property owners on 9-26-17.
4. Plan Commission holds the public review on 10-9-17.  
They will hear comments of the Petitioner and comments of property owners.  
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater  
Application for Plan Review

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

|   |  |                             |
|---|--|-----------------------------|
| Applicant's Name: <u>Troy Hoekstra, United Development Solutions, LLC</u> |  |                             |
| Applicant's Address: <u>921 1st Street, Suite 202, St. Cloud MN 56303</u> |  | Phone # <u>320-493-6272</u> |
|   |  |                             |

|  |  |
|--|--|
| Owner of Site, according to current property tax records (as of the date of the application):<br><u>Warhawk Real Estate Foundation, LLC (WM 00001) and Commercial Bank (WM 00002)</u>  |  |
| Street address of property: <u>1260 W. Main Street, Whitewater WI</u>  |  |
| Legal Description (Name of Subdivision, Block and Lot or other Legal Description):<br><u>Being all of Lots 1 and 2 of CSM No. 1258, Document No. 86351, recorded in Volume 6 of Certified Surveys on page 27, and also part of the SW 1/4 of the NW 1/4 of Section 5, T4N, R15E, City of Whitewater, Walworth County, Wisconsin.</u> |  |
| Plat Name: <u>Unit 1 and 2 of West Main Street Commercial Condominium</u>  |  |
| Tax Keys: <u>WM 00001 and WM 00002</u>   |  |
| Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)   |  |
| Name of Individual: <u>Eric Drazkowski, P.E.-Project Manager</u>   |  |
| Name of Firm: <u>Excel Engineering, Inc.</u>   |  |
| Office Address: <u>100 Camelot Drive, Fond du Lac WI 54935</u>   |  |
| Phone: <u>920-322-1678</u>   |  |
| Name of Contractor: <u>TBD</u>   |  |
| Has either the applicant or the owner had any variances issued to them, on any property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.<br>   |  |

**EXISTING AND PROPOSED USES:**

|   |  |
|---|--|
| <b>Current Land Use:</b>  |  |
| Principal Use: <u>Vacant grocery store with parking</u>   |  |
| Accessory or Secondary Uses: _____  |  |
| <b>Proposed Use</b>   |  |
| <u>Construction of a new Fairfield Inn hotel with parking, utilities, and stormwater management facilities and conversion of the existing vacant grocery store into a mixed use/ multi-tenant office building facility.</u> |  |
|   |  |
|   |  |
|   |  |
| No. of occupants proposed to be accommodated: <u>71 room hotel. Mixed use/multi-tenant office building facility to be determined</u>  |  |
| No. of employees: <u>four (4) per shift for the proposed hotel. To be determined for the mixed use/multi-tenant office building facility</u>  |  |
| Zoning District in which property is located: <u>B-1, Community Business</u>  |  |
| Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: <u>Chapter 19.27, Section 19.27-020 D. and X.</u>   |  |

### PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

### PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

### STANDARDS

| STANDARD  | APPLICANT'S EXPLANATION   |
|---|---|
| A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located; | The proposed hotel will comply with all required setbacks and height standards found in the City's Municipal Code. The grocery store building that will be converted to the mixed use/multi-tenant office building is an existing feature that will remain.   |
| B. The proposed development will be consistent with the adopted city master plan;   | The future land use map for the City of Whitewater has the subject property classified as "Community Business". The proposed development is consistent with this designation.   |
| C. The proposed development will be compatible with and preserve the important natural features of the site;                                  | A majority of the current site is developed with the vacant grocery store and associated parking. The proposed development will result in an increase in the amount of parking; existing wetlands on the property will be avoided and protected.  |
| D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;                    | The proposed hotel fills a need for transient accommodations. The proposed mixed use/multi-tenant office building will be utilized by University of Wisconsin-Whitewater and will provide needed resources to students attending the University. The proposed hotel will generate less traffic than the previous grocery store use. |

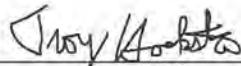
| STANDARD   | APPLICANT'S EXPLANATION   |
|--|---|
| E. The proposed development will not create traffic circulation or parking problems;   | As noted previously, the proposed hotel use will generate less traffic than the previous use. Onsite parking will be provided in compliance with code requirements and will actually result in a reduction in needed parking spaces compared to the previous use. |
| F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area; | The proposed hotel has been sited to meet or exceed the required building setbacks and is in compliance with the required height standards. As proposed, the development will result in a reduction in paved area within the existing parking lot.                |
| G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;             | N/A   |
| H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.  | N/A   |

## CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.



Applicant's Signature

9/20/2017

Date

### APPLICATION FEES:

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City 9-25-17 Receipt No. 6.013487

Received by J. Wegner

### TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 9-26-17

Date set for public review before Plan & Architectural Review Board: 10-9-17

#### ACTION TAKEN:

Plan Review: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

#### CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

\_\_\_\_\_  
Signature of Plan Commission Chairman

\_\_\_\_\_  
Date



**A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

**Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

**Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

**For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

**For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.



## **Tips for Minimizing Your Development Review Costs:**

### **A Guide for Applicants**

4. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
5. Indicate what the property and improvements look like today versus what is being proposed for the future.
6. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
7. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### **Submit your application well in advance of the Plan and Architectural Review Commission meeting**

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### **For more complex projects, submit your project for conceptual review**

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.





## **Tips for Minimizing Your Development Review Costs:**

### **A Guide for Applicants**

#### **Hold a neighborhood meeting for larger and potentially more controversial Projects**

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City

Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

#### **Typical City Planning Consultant Development Review Costs**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.



## Tips for Minimizing Your Development Review Costs:

### A Guide for Applicants

| Type of Development Review Being Requested  | Planning Consultant Review Cost Range |
|---|---------------------------------------|
| <b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)   |                                       |
| When land use is a permitted use in the zoning district, and for minor downtown building alterations  | Up to \$600                           |
| When use also requires a conditional use permit, and for major downtown building alterations  | \$700 to \$1,500                      |
| <b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)  |                                       |
| When land use is a permitted use in the zoning district   | \$700 to \$2,000                      |
| When land use also requires a conditional use permit  | \$1,600 to \$12,000                   |
| <b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)  | \$up to \$600                         |
| <b>Rezoning</b>   |                                       |
| To a standard (not PCD) zoning district   | \$400 to \$2,000                      |
| To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time  | \$2,100 to \$12,000                   |
| <b>Land Division</b>  |                                       |
| Certified Survey Map  | Up to \$300                           |
| Preliminary Subdivision Plat  | \$1,500 to \$3,000                    |
| Final Plat (does not include any development agreement time)  | \$500 to \$1,500                      |
| <b>Annexation</b>   | \$200 to \$400                        |
| <p>Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.</p> |                                       |



## **Cost Recovery Certificate and Agreement**

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

### **Section A: Background Information**

**To be filled out by the Applicant/Property Owner**

#### **Applicant's Information:**

Name of Applicant: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Phone Number: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_

#### **Project Information:**

Name/Description of Development: \_\_\_\_\_

Address of Development Site: \_\_\_\_\_

Tax Key Number(s) of Site: \_\_\_\_\_

#### **Property Owner Information (if different from applicant):**

Name of Property Owner: \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Tips for Minimizing Your  
Development Review Costs:**

**A Guide for Applicants**

**Section B: Applicant/Property Owner Cost Obligations**

----- **To be filled out by the City's Neighborhood Services Director** -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ \_\_\_\_\_

B. Expected Planning Consultant Review Cost .....\$ \_\_\_\_\_

C. Total Cost Expected of Applicant (A+B) .....\$ \_\_\_\_\_

D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? ☐Yes ☐No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

**Section C: Agreement Execution**

----- **To be filled out by the Applicant and Property Owner** -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

\_\_\_\_\_  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Printed Name of Applicant/Petitioner

\_\_\_\_\_  
Printed Name of Property Owner (if different)

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Date of Signature



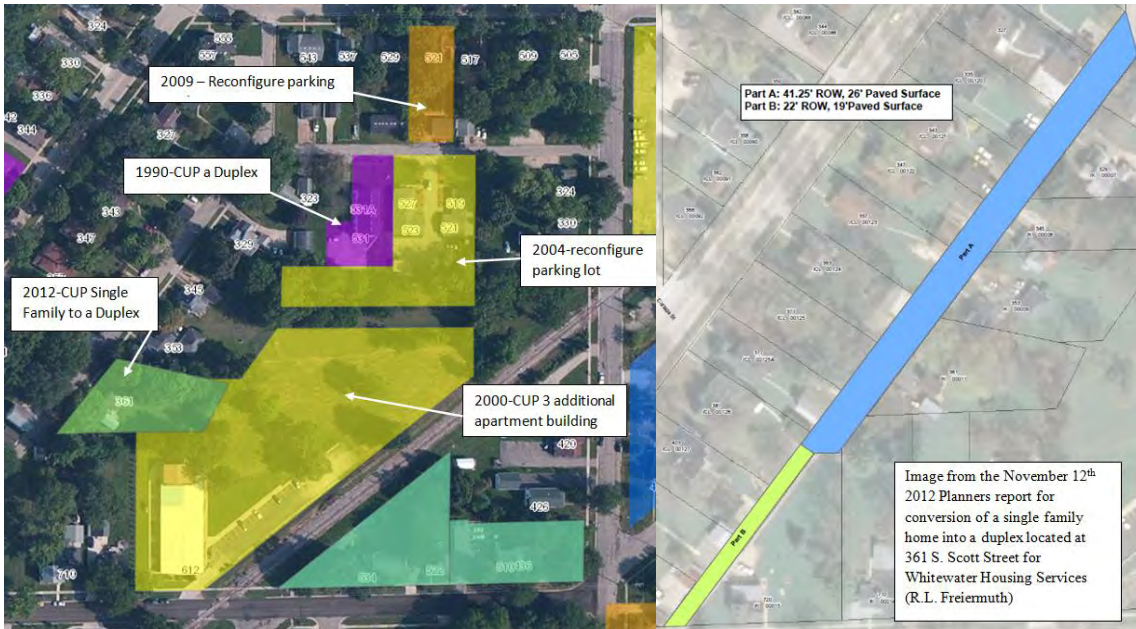
## MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission  
From: Christine Munz-Pritchard City Planner  
Date: October 9<sup>th</sup> 2017  
Re: **Item #5** Scott Street.

---

### Scott Street:

At the Monday September 11<sup>th</sup> 2017 Whitewater Plan and Architectural Review Commission meeting issues with Scott Street infrastructure was discussed as part of the Conditional Use Permit to allow for the conversion of a single family home into a duplex at 329 S Scott Street. Scott Street was essentially designed as an alley way. The increases in density over the years require the City to look at improvements to upgrade the infrastructure in the area. This is illustrated in the map below showing the number of CUP's in the area increasing density or parking and a map showing the narrowness of Scott Street presented during a CUP in 2012.



I met with Chuck Nass the Streets, Parks and Forestry Superintendent to discuss possible solutions for this area. A viable option for short term solutions is to turn Scott Street into a one way and remove the exit on to whitewater street (see picture below). Long term would deal with better traffic control at the Five Points intersection at Walworth Ave and Janesville St.

The short term solution is to vacate the small portion of S Scott Street and turn the right of way back to the adjacent land owners.



Currently no utilities would be affected by this change.







Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

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TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th day of October 2017 at 6:30 p.m. to discuss possible improvements to Scott Street.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

---

Chris Munz-Pritchard, Neighborhood Services Director/City Planner



| TaxKey     | Owner1                       | Owner2                  | Address1                    | City        | State | Zip        |
|------------|------------------------------|-------------------------|-----------------------------|-------------|-------|------------|
| /CL 00111  | D&L TRIEBOLD TRUST           |                         | N7618 ENGEL RD              | WHITEWATER  | WI    | 53190-0000 |
| /CL 00112  | JAMES J GIES                 | MARGARET A GIES         | 537 W WHITEWATER ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00113  | SCOTT E MCKENZIE             | SHARON MCKENZIE         | 629 S FRANKLIN ST           | WHITEWATER  | WI    | 53190-0000 |
| /CL 00114  | PATRICK SHEEHY               | SUSAN SHEEHY            | 10400 N RIVER LAKE DR       | MEQUON      | WI    | 53092-0000 |
| /CL 00115  | CS WHITEWATER RENTALS LLC    |                         | 36010 RAVINIA PARK BLVD     | OCONOMOWOC  | WI    | 53066-0000 |
| /CL 00116  | M&F RENTALS 2 LLC            |                         | 555 E CLAY ST               | WHITEWATER  | WI    | 53190-0000 |
| /CL 00117  | COHO PROPERTIES LLC          |                         | 1691 MOUNDVIEW PL           | WHITEWATER  | WI    | 53190-0000 |
| /CL 00118  | DENNIS M KNOPP               |                         | 323 S JANESVILLE ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00119  | PHILIP Q RASMUSSEN           | SANDRA A RASMUSSEN      | 327 S JANESVILLE ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00120  | IVAN BOGIE                   | ELIZABETH BOGIE         | W3392 CRESTWOOD DR          | WHITEWATER  | WI    | 53190-0000 |
| /CL 00121  | GERALD A WALLOCH             | LINN WALLOCH            | 5101 TABOR RD               | RACINE      | WI    | 53402-0000 |
| /CL 00122  | DONNA J HENRY                |                         | 347 S JANESVILLE ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00123  | GABRIELLE ALWIN              |                         | PO BOX 185                  | WHITEWATER  | WI    | 53190-0000 |
| /CL 00124  | THOMAS L HOFFMAN             |                         | 363 S JANESVILLE ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00125  | CHRISTOPHER A SPEAR          |                         | N6927 GREENLEAF COURT       | ELKHORN     | WI    | 53121-0000 |
| /CL 00125A | LENDOST MANAGEMENT LLC       |                         | 408 PANTHER CT              | WHITEWATER  | WI    | 53190-0000 |
| /CL 00126  | ROBERT C NORTON              | CAROLE A NORTON         | PO BOX 372                  | ONALASKA    | WI    | 54650-0000 |
| /CL 00127  | MICHAEL A SCHILDT            | MARY F SCHILDT          | S89 W34853 EAGLE TERRACE DR | EAGLE       | WI    | 53119-0000 |
| /CL 00128  | JAMES M WUTKE                | SHARON A WUTKE          | 411 S JANESVILLE ST         | WHITEWATER  | WI    | 53190-0000 |
| /CL 00129  | JEFFREY S PETERSEN TRUST     | LAUREL A PETERSEN TRUST | N9211 WOODED CT             | WHITEWATER  | WI    | 53190-0000 |
| /CL 00130  | HENRI KINSON                 | LINDA L KINSON          | N7720 WOODCHUCK ALLEY       | WHITEWATER  | WI    | 53190-0000 |
| /CL 00131  | MICHAEL P POLASEK            |                         | 4412 OAK CT                 | MONONA      | WI    | 53716-0000 |
| /K 00003   | M&F RENTALS LLC              |                         | 555 E CLAY ST               | WHITEWATER  | WI    | 53190-0000 |
| /K 00004A  | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00005A  | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00006   | ARTHUR J GRAHAM              |                         | 230 WOODLAND DR             | WHITEWATER  | WI    | 53190-0000 |
| /K 00011   | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00013   | RONALD B WALENTON            | REBECCA R SMALE         | 704 W WALWORTH AVE          | WHITEWATER  | WI    | 53190-0000 |
| /K 00014   | MICHAEL RILEY                | KATHLEEN RILEY          | 710 W WALWORTH AVE          | WHITEWATER  | WI    | 53190-1836 |
| /K 00015   | CRAIG O VOEGELI              | KIM J VOEGELI           | 720 W WALWORTH AVE          | WHITEWATER  | WI    | 53190-0000 |
| /K 00009   | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00008   | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00004   | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |
| /K 00007   | LAND & WATER INVESTMENTS LLC |                         | 503 CENTER ST               | LAKE GENEVA | WI    | 53147-0000 |

## MEMORANDUM

To: Planning and Architectural Review Board  
From: Chris Munz-Pritchard City Planner  
Date: October 9<sup>th</sup>, 2017  
Re: Housing Study and Needs Assessment.

### **Requested:**

General information and review of what a housing study and needs assessment for the City of Whitewater entails.

### **What is a Housing Study and Needs Assessment**

In general, a housing study and needs assessment is used to identify existing and future housing stock within the community. Topic could include assessment of existing housing conditions, demographic and market demands (present and future) and identifying housing gaps and issues.

### **Review and Recommendations:**

Cost for a housing study or needs assessment will vary based on the amount of outreach and scope of the analysis and level of data collected. Reaching out to the City Planning consultants Vandewalle and Associates, Inc. estimated the cost could range between \$15,000 and \$25,000.

# Whitewater Housing Project

Dr. Russ Kashian and Ronald Tittle



## The Impact of Density Re-zoning in a Small College Town

Dr. Russ Kashian and Ronald Tittle



## Sections



- Report on R-2A zoning overlay & analysis of effects
- Whitewater Housing Survey Results
- Note on city population
- Focus Group



## Background



- Hedonic Analysis
- Zoning / Density





## Hedonic Analysis



- Rosen (1974) - Basics behind hedonic analysis, characteristics have value, implicit prices.



## Zoning / Density



- Knaap (1985) - Future zoning changes which would increase the profitability of the rezoned land would cause a rise in current prices for expected rezoning targets.
- Knaap (1985) cont - Strictly enforced zoning tends to see price changes consistent with the theoretical expectations of their effects, less strict enforcement tends to not to see similar price effects.



## Zoning / Density



- Glaeser and Gyourko (2003) - Zoning was a dominant factor in determining the premium that houses sold over land value and construction costs.
- Pollakowski and Wachter (1990) - Zoning constraints are applied to single-family houses in an area, nearby areas experience increased residential housing demand.



## Data



- All 951 house sales within the City of Whitewater from 2000-2017
  - 429 from 2000 - 2007
  - 218 from 2008 - 2011
  - 306 from 2012 - 2017



## Differences in Zoning

### R-2

- One-family detached dwellings
- Two-family attached dwellings (except for conversions of single-family to two-family dwellings)
- Home occupations/professional home offices for retail goods and services (defined in this district as businesses that do not require customer access)
- A nonfamily household in R-2 shall be limited to three unrelated persons
- The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility with wireless telecommunications support facilities allowed as permitted accessory uses

### R-2A

Three unrelated occupants are a permitted use in the R-2A overlay district with no conditional use permit required. A conditional use permit is required for four or more unrelated individuals. The original character of the building when bedrooms are being added as part of an internal remodeling or external addition. Occupancy by more than five unrelated individuals requires both a conditional use permit



## R-2A 2016 Added Requirements

A conditional use permit is required for four (4) or more unrelated individuals. The conditional use permit shall take into consideration, among other issues, the size of the building and the original character of the building and shall include the following:

- A. Every dwelling unit must provide 400-sq. ft. of total habitable space for the first occupant and 330-sq. ft. to each additional occupant. Total habitable space is the sum of the floor area of the kitchen, living room, dining area, bathroom and all bedrooms.
- B. 1. Habitable space for the purpose of this section shall be the sum of the several floors of a building, used for human occupancy, but not including unfinished basements or basements that do not meet building code, porches, porches, breezeways and unfinished attic.
- C. EXAMPLE: A single family home with five (5) unrelated individuals shall require a minimum of 1,720 square feet of habitable space (400 square feet x 1st individual) + (330 square feet x 4 additional individuals) = 1,720 square feet of habitable space.
- D. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes (bedrooms) by one occupant shall contain at minimum 80 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain an additional 80 square feet of floor space for each occupant 16 years of age or over.
- E. EXAMPLE: A room occupied for sleeping purposes by 2 unrelated individuals shall require a minimum room size of 160 square feet.





## Model

- $K_i = \alpha + \beta R2A_i + \sum \eta_j (X_{ij}) + \varepsilon_i$
- $K_i$  is the natural log of the selling price of house  $i$
- $\alpha$  is the constant value
- $\beta$  is the coefficient for the R2A dummy term
- $\eta_j$  is the coefficient for the vector variable  $X_j$



## Results

- 2000-2017
  - Age of House, Square Feet, Square Feet Sq., Half Bathrooms, Bedrooms
- 2008-2011
  - Lake
- 2012-2017
  - R 2A

Exhibit 1: Regression Results

|                          | 2000-2007    |         | 2008-2011     |         | 2012-2017     |         |
|--------------------------|--------------|---------|---------------|---------|---------------|---------|
|                          | Coefficient  | t-value | Coefficient   | t-value | Coefficient   | t-value |
| Constant                 | 11.1937      | 97.61   | 10.873***     | 48.07   | 10.88155***   | 55.63   |
| # of Rooms               | -0.0074419   | -0.51   | 0.0103215     | 0.54    | 0.0232443     | 1.54    |
| # of Bedrooms            | -0.001002    | -0.05   | 0.0013426     | 0.04    | -0.0147367    | -0.58   |
| # of Bathrooms           | 0.1054207*** | 3.45    | 0.1678644***  | 4.81    | 0.0755965*    | 1.65    |
| # of Half Bathrooms      | 0.1233378*** | 4.91    | 0.1493993***  | 3.74    | 0.1346594***  | 3.05    |
| Square Feet              | 0.0005475*** | 5.89    | 0.0006696***  | 3.12    | 0.0007303***  | 4.24    |
| Square Feet <sup>2</sup> | -7.18E-08*** | -3.92   | -1.21E-07***  | -2.42   | -1.11E-07***  | -2.81   |
| Age of House             | -0.002777*** | -5.74   | -0.0022435*** | -3.84   | -0.0033469*** | -5.7    |
| Stories                  | -0.0309929   | -0.75   | -0.1410499*** | -3.11   | -0.0963171*** | -2.08   |
| Lake                     | 0.0372982    | 0.69    | 0.1437633***  | 2.09    | 0.0351908     | 0.16    |
| R 2A                     | 0.0088951    | 0.2     | -0.0953682    | -1.22   | 0.173008*     | 1.92    |

Source: Homeowners' survey data, standard errors.  
 \*Probability of type I error of .10.  
 \*\*Probability of type I error of .05.  
 \*\*\*Probability of type I error of .01.

Exhibit 1: Regression Results

|                          | 2000-2007    |         | 2008-2011     |         | 2012-2017     |         |
|--------------------------|--------------|---------|---------------|---------|---------------|---------|
|                          | Coefficient  | t-value | Coefficient   | t-value | Coefficient   | t-value |
| Constant                 | 11.1937      | 97.61   | 10.873***     | 48.07   | 10.88155***   | 55.63   |
| # of Rooms               | -0.0074419   | -0.51   | 0.0103215     | 0.54    | 0.0232443     | 1.54    |
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Source: Homeowners' survey data, standard errors.  
 \*Probability of type I error of .10.  
 \*\*Probability of type I error of .05.  
 \*\*\*Probability of type I error of .01.

## Whitwater Housing Study Survey Results



## Demographics of Respondents



- 594 respondents across City of Whitewater employees, Whitewater School District employees, and UW – Whitewater Faculty
  - 487 from UW – Whitewater Faculty
  - 63 from City of Whitewater Employees
  - 93 from Whitewater School District Employees



## Demographics of Respondents

How many children do you have?



Do your children attend school in Whitewater?



## Demographics of Respondents

What is your age?



25-34 35-44 45-54 55-64

What is your gender?



Female Male Other



## Survey Results

How long have you been employed by the Whitewater School District/ City Of Whitewater / University of Wisconsin Whitewater?



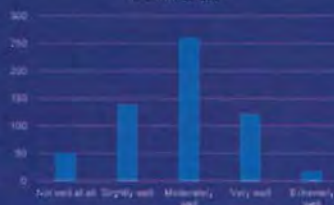
0-2 years 3-5 years 6-10 years 10+ years



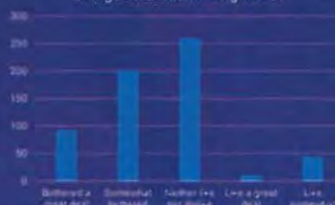


## Survey Results

What do you think of the quality of living in Whitewater?



What are your feelings about having college students as neighbors?



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WHITEWATER



## What attracts you most about working in Whitewater?



Survey Results

- 12 – Schools
- 16 – Location
- 16 – Family
- 18 – Small Town
- 34 – University
- 62 – Community
- 76 – Job

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WHITEWATER



## What is the single most important factor when considering a change of location?



Survey Results

- 39 – Location
- 48 – Schools
- 50 – Community

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WHITEWATER



## What have you heard about what Whitewater has to offer residents?



Survey Results

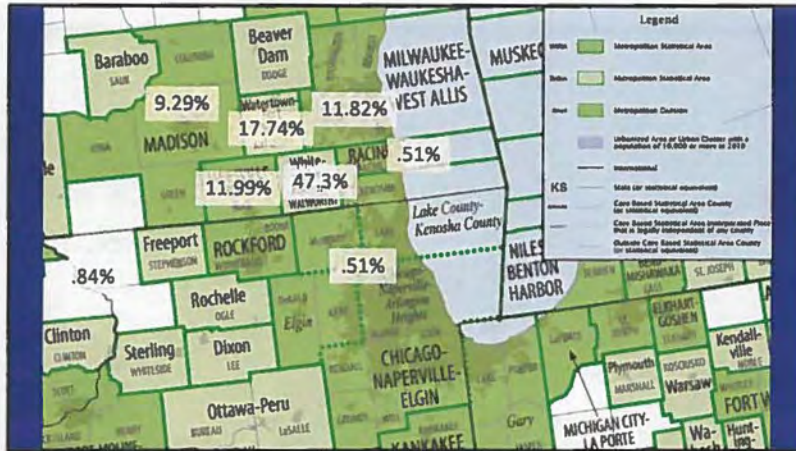
- | Positive Attributes | Negative Attributes     |
|---------------------|-------------------------|
| – 15 – Housing      | – 27 – No Grocery store |
| – 25 – Parks        | – 91 – Nothing          |
| – 26 – Small Town   |                         |
| – 46 – University   |                         |
| – 46 – Community    |                         |

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**Note:**



- While recent Census estimates that the City of Whitewater has seen a population decline of 1.1%, that change is only from 2015 to 2016.
- Looking at the population change since 2010 to 2016, there is an .8% increase in the population of the City of Whitewater.
- In fact, the population of Whitewater grew at a rate of 7% between 2000 and 2010

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WHITWATER



## Note:



- Brookfield:
  - 1% increase from 2015 – 2016
  - 4% increase from 2010 – 2016
- Waukesha:
  - 0% change from 2015 – 2016
  - 1.7% increase from 2010 – 2016
- Milwaukee:
  - 7% decrease from 2015 – 2016
  - 0% change from 2010 – 2016



## Focus Group?



## Note:



- Census estimates are taken from the American Community Survey, which samples 75,272 households in Wisconsin.
  - This sampling is approximately 2.81% of the households in Wisconsin
- Approximately Whitewater has 4,670±261 households
  - The survey can be estimated to reach 131 households within the city.



## Credits



- Dr. Russ Kashian
  - [kashianr@uw.edu](mailto:kashianr@uw.edu)
- Ronald Tittle
  - [tittlerj10@uw.edu](mailto:tittlerj10@uw.edu)



# The Impact of Density Re-zoning in a Small College Town

Dr. Russell Kashian and Ronald Tittle

## Introduction

Residential density zoning is the process in which a government institution uses the rule of law to set residential property characteristics in so as to promote a desired population density. In the past, it has been used as a tool for preserving threatened low-density land on the urban fringe; such as farmland and open space (McConnell, Walls, and Kopits, 2005). It is also an important tool for promoting increased density of homes; such as would be implemented to fight urban sprawl or in fiscal zoning.

As previous studies have shown, there are a number of factors which determine the exact effect of any zoning decision. Regardless of the specific factor being studied, one general principle seems to determine how zoning will affect a community. A zoning regulation's effect on a community depends on how it restricts the demand/supply relationship of a property characteristic. Desirable characteristics lead to higher property values while undesirable characteristics result in lower, with the intensity of the effect determined by the scarcity of the characteristic.

Zoning exists for two reasons, to control for population growth or to promote public health (O'Sullivan 228). For these reasons, zoning is able to be used to create certain outcomes for the city and the community within the city boundaries. One of the drivers for zoning changes within cities is the opportunity to develop land by changing the zoning for the land use itself, directing the development of certain areas that the city wants to be focused on, which forms the basis of the R-2A zoning overlay (O'Sullivan 241).

In this paper, we will examine the effects of a focused zoning change, the addition of a zoning overlay classified as R-2A, in a residential area within the City of Whitewater, Wisconsin and determine whether or not this zoning change affects the selling price of a home within that overlay, and if so, of what magnitude. This zoning change will be analyzed through hedonic analysis, to ascertain the effects that an increase in density has on the selling price of a house, and through the value of the zoning overlay on the community and the City of Whitewater.

## Literature Review

Glaeser and Gyourko (2003) found that zoning was a dominant factor in determining the premium that houses sold over land value and construction costs with zoning strictness being highly correlated to higher prices. Similarly, Pollakowski and Wachter (1990) found evidence that zoning raised housing and developed land prices. This was found to largely be a result of supply restrictiveness, as increased demand was contra-indicated by characteristics of the area studied; which resembled a closed-city.

Another finding of Pollakowski and Wachter was the presence of neighborhood spillover effects in housing prices. When zoning constraints are applied to single-family houses in an area, nearby areas experience increased residential housing demand. This effect is proportional to the severity of zoning regulations applied in the first area.

Knaap (1985) found that the expectation of a future, favorable zoning change caused property values to rise. Specifically, Future zoning changes which would increase the profitability of the rezoned land would cause a rise in current prices for expected rezoning targets. Above this, Knaap found that both properties currently zoned and those that would be zoned with appealing characteristics garnered higher values.

Like Pollakowski and Wachter, Knaap also found that the strictness with which zoning laws were enforced made a difference in the effects that such zoning would have. Those areas where zoning was strictly enforced tended to see price changes consistent with the theoretical expectations of their effects, while those less strictly enforced tended not to see similar price effects.

Cho, Kim, Roberts, and Kim (2010) came to somewhat different conclusions than the previous studies. The study found that the probability of a property being rezoned increased with neighboring property values, although the converse didn't necessarily hold. Further, the re-zoning status of neighboring vacant land was not significantly correlated to prices. This indicates that housing market conditions affect the probability of rezoning land, while rezoning was not found to affect housing market conditions.

Maser, Riker, and Rosett (1977), under the hypothesis that city planners would misallocate zoned land more in favor of properties which either single-family dwellings or produced greater tax revenue, studied the potential effects of zoning on property prices and the scarcity of various property types. It found no evidence of either. The study did not compare the relative scarcity between residential and commercial or industrial land, leaving a chance that an effect could be found between the two. In contrast to other studies, this lends credence to the idea that any effects of zoning are administered, not through its effects on supply restrictiveness, but are through increased demand for zoned property.

Most studies, which find price effects of zoning, agree with the supply restriction hypothesis. Ohls, Weisberg, and White (1973) classify this with the reasoning: communities only agree to zone if they believe it will increase their well-being. Property values often increase after a zoning change because the alterations were specifically designed to raise property prices. For this reason, it is impossible to determine how a proposed zoning change will affect property values from previous statistical studies on its effects.

Instead, one can break down the individual characteristic changes for properties involved in a zoning alteration. One method often used to isolate the effect of different characteristics on property prices is a hedonic regression model. This method can also be used to isolate the effects of zoning on properties.

Further, they also found several characteristics which influence property values. In markets where lot sizes are perceived as less than optimal, increasing minimum lot sizes to the perceived equilibrium raises property values. Also, future downzoning affects current prices according to the amount of time until the zoning change will occur. Whether this can be extrapolated to other types of rezoning, though, is not examined.

Schuetz, Meltzer, Been, 2009 found that inclusionary zoning can have different effects depending on overall conditions of the housing market; with inclusionary zoning benefitting prices during hot regional markets and lowering prices during cool markets.

Dubin (1992) found neighborhood and quality effects in housing prices. This study found both "premium and penalties" from neighborhood placement and accessibility characteristics. Of the various accessibility characteristics studied, closeness to CBDs was especially examined, finding that closeness to the CBD brought a premium to prices.

Bostic, Longhofer, and Redfearn (2007), found that the sensitivity to price changes is related to "land leverage," or the proportion of a property's total value that is attributable to the land it occupies; greater land leverage is correlated with increased price sensitivity to economic shocks. For those properties with higher land leverage values, a change in some hedonic characteristic would be expected to have a larger impact on the property's market price than an equivalent change for properties with lower leverage



values. This may help to explain differences between how changing conditions affect prices in different regions. For instance, according to this finding, largely urban areas would be expected to be less sensitive to economic shocks than suburban or rural areas which average much larger.

Rosen (1974) forms part of the theory behind hedonic analysis, identifying characteristics that allow products to be seen distinctly based off of consumer preferences that allows the relationship between those characteristics and the underlying products to be identified economically.

Hedonic regression is not without its flaws, though. For instance, hedonic analyses can easily produce inaccurate results when necessary variables are overlooked (Meese, Wallace 1997). With such a large amount of possible influencers, it is easy to overlook a few.

The endogeneity problem has garnered special attention in the literature. Because demand curves for property characteristics are believed normally to be non-linear, its shadow price will differ depending on the quantity that is chosen to be consumed. For instance, Eppler (1987) found that some general assumptions employed in hedonic regressions were incompatible with the stochastic characteristics of the model. Yinger (2009) uses characteristics of the housing bid function envelope to derive a housing price function that accounts for changing quantity demanded.

Selection bias is also possible because most hedonic studies focus around properties that have been sold more than once during a sample period. This may cause certain, unfavorable characteristics to be under-represented in data. If the frequency with which a property rolls over is ignored as well, as is sometimes the case, this under-representation may be more significant.

Another task common in many hedonic analyses is splitting data into submarkets to account for neighborhood heterogeneity. A chief concern using this technique is determining where to split submarkets (Bhattacharjee, Castro, Maiti, and Marques, 2016). This problem is also related to geographically-weighted regressions.

A form of hedonic regression for studying such things as the effects of zoning and neighborhood placement, geographically-weighted regression necessitates deciding which variables should be considered local and which global. This task can be difficult, and may lead to errors. To remedy this, Mei, He, and Fang (2004) suggests a method to help correctly set coefficients of the model, but admits the calculated significance level may still need to be adjusted through future methods.

## Data and Background

For this analysis, the data consists of all home sales across the City of Whitewater from 2000 through the initial months of 2017, with the total population consisting of 951 house sales. The total population is broken down into three samples based off the year of the home sale, with the first sample, which is composed from the years of 2000 through 2007, having 429 observations. The second sample from the years of 2008 to 2011 consists of 216 observations, and the final sample from 2012 through 2017, having 306 observations.

Data was collected on the total population of house sales within the City of Whitewater on the characteristics of the house, along with the selling price. Over the course of this time period some homes were sold more than once, and while the characteristics of the house in general did not vary, the selling price of the house changed.

The City of Whitewater has seven residential zonings: R-O which was created to protect single-family residences in the area, R-1 for single-family residences, R-2 for single or multi-family, R-3 for

multi-family, and R-4 for mobile homes. In 2013, R-2A, a modification of the R-2 designation which allowed designated properties to request an increase in maximum occupancy, was added, with initial requirements. Similarly, R-3A and R-3B were also added to allow for increased residential density near campus.

This paper focuses primarily on the R-2 and R-2A designations, and for this reason it is appropriate to further explain these two.

#### *R-2:*

The R-2 zoning district was designed as a medium-density residential area, allowing for 3 unrelated persons per residence. According to the Whitewater Code of Ordinances, general permitted use in the designation includes:

- A. One-family detached dwellings;*
- B. Two-family attached dwellings (except for conversions of single-family to two-family dwellings);*
- C. Home occupations/professional home offices for nonretail goods and services (defined in this district as businesses that do not require customer access);*
- D. A nonfamily household in R-2 shall be limited to three unrelated persons;*
- E. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses...*

#### *R-2A*

According to the Whitewater Code of Ordinances, the R-2A designation was created to “allow increased occupancy in a focused area near campus where housing structures can accommodate higher occupancy.” It maintains all characteristics from the R-2 designation, while also allowing properties to apply for a permit to increase per residence occupancy to more than three unrelated persons. In the initial version of the R-2A zoning ordinance, located in 19.19.030 of the Whitewater Code of Ordinances, it states that:

*“Three unrelated occupants are a permitted use in the R-2A overlay district with no conditional use permit required. A conditional use permit is required for four or more unrelated individuals. the original character of the building when bedrooms are being added as part of an internal remodeling or external addition. Occupancy by more than five unrelated individuals requires both a conditional use permit and one of the following:*

- A. Proof that within two years of the granting of the zoning permit request a certification, that the property meets the requirements of the Wisconsin Rental Unit Efficiency Standards (Wisconsin Statute 101.122), has been recorded (the Wisconsin Rental Weatherization Program), or*
- B. Filing with the city a sworn statement by a state-certified rental weatherization inspector that the property meets the State of Wisconsin Rental Unit Efficiency Standards.*

In 2016, 19.19.030 was amended as follows to add the following requirements for the permit:

*A conditional use permit is required for four (4) or more unrelated individuals. The conditional use permit shall take into consideration, among other issues, the size of the building and the original character of the building and shall include the following:*

*A. Every dwelling unit must provide 400-sq. ft. of total habitable space for the first occupant and 330-sq. ft. for each additional occupant. Total habitable space is the sum of the floor area of the kitchen, living room, dining area, bathrooms and all bedrooms.*

*1. Habitable Space for the purpose of this section, shall be the sum of the several floors of a building used for human occupancy, but not including unfinished basements or basements that do not meet building code, garages, porches, breezeways and unfinished attics*

*EXAMPLE: A single family home with Five (5) unrelated individuals shall require a minimum of 1,720 square feet of habitable space. (400 square feet x 1st individual)+ (330 square feet x 4 additional individuals) = 1,720 square feet of habitable space.*

*B. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes (bedroom) by one occupant shall contain at minimum 80 square feet of floor spaces, and every room occupied for sleeping purposes by more than one occupant shall contain an additional 80 square feet of floor space for each occupant 18 years or age or over.*

*EXAMPLE: A room occupied for sleeping purposes by 2 unrelated individuals shall require a minimum room size of 160 square feet.*

Exhibit 1 is a map of house sales from 2000 through 2017 within the City of Whitewater, covering all home sales within the area of interest, the R-2A zoning overlay, marked as red triangles, and house sales that are sold in any other zoning area outside of the R-2A zoning overlay identified as purple squares. The majority of house sales were outside of the overlay are spread out across the city, while 71 houses were sold that are located within the overlay, with 20 houses being sold within this compressed area from the years of 2012 through 2017, after the R-2A zoning overlay was officially created.

Exhibit 2 tracks house sales from 2012 through 2017 within the City, with house sales within the R-2A identified as red triangles, and all other house sales as purple squares. As in Exhibit 1, house sales are spread out across the entire city, with the 20 houses sold in the R-2A zoning overlay standing out. House sales are spread out across the zoning overlay with a few clusters.



Exhibit 1: Map of Home Sales within the City of Whitewater from 2000 to 2017

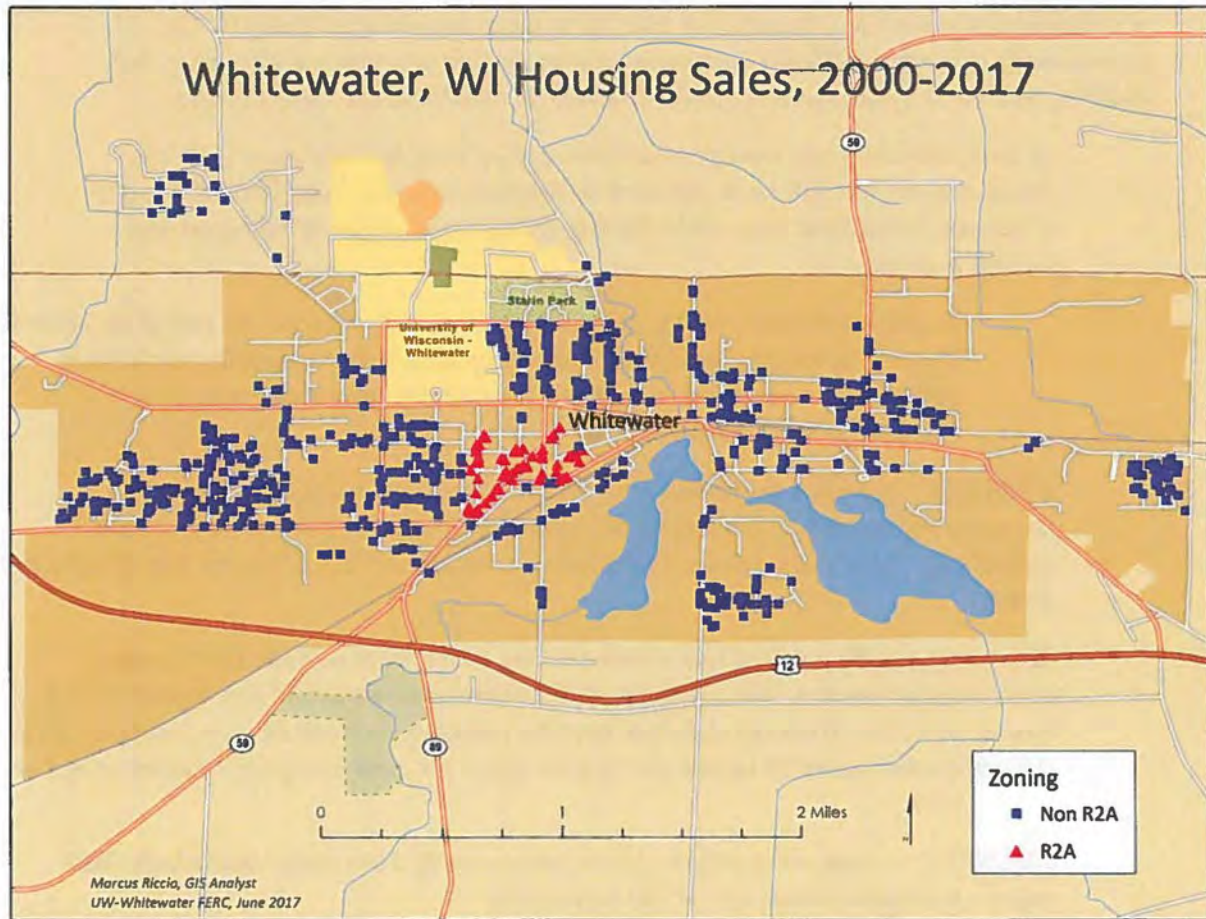
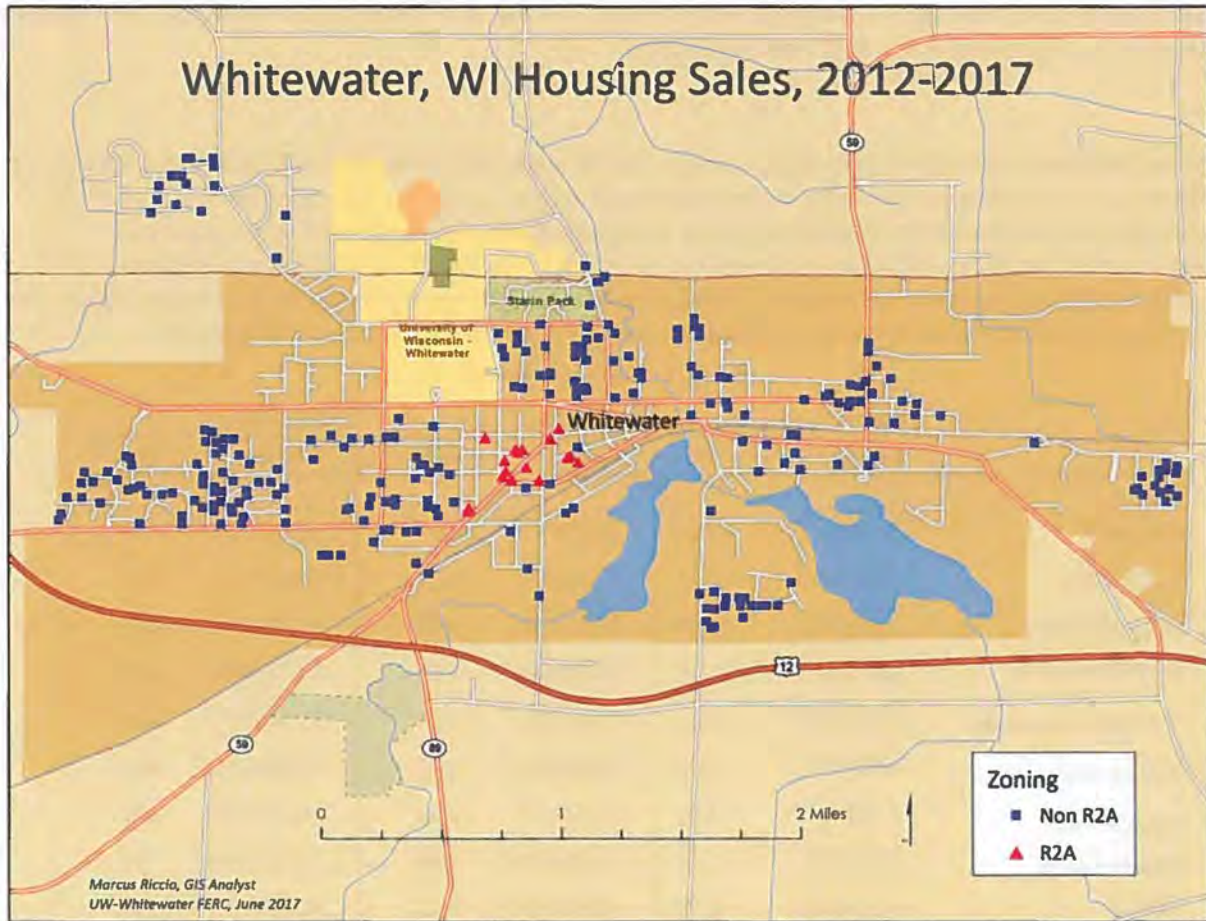


Exhibit 2: Map of Home Sales within the City of Whitewater from 2012 to 2017



### Model

$$K_i = \omega + \beta_1 R2A_i + \sum \varphi_j(X_i) + \varepsilon_i \quad (M1)$$

For this model, M1,  $K_i$  is the natural log of the recorded selling price of house  $i$ .  $\omega$  is the constant value.  $X_i$  is a vector of the characteristics of the house  $i$ , which includes the total rooms that house  $i$  has, the total number of bathrooms, the total number of half bathrooms, the total number of bedrooms, the total square feet that the house occupies, the squared value of the square feet of the house, the age of the house in years, and dummy variables for the stories that the house has, and whether or not the house is located on a lake, of which these dummy variables are equal to one if the house has more than one story or if the house is located on a lake, respectively.  $R2A_i$  is a dummy variable for if home  $i$  is located within the R-2A zoning overlay in Whitewater, WI, with a one identifying if it is located within the zoning overlay.  $\beta_1$  is the estimated coefficient for the R2A district, with  $\varphi_j$  being a vector of the coefficients relating to the vector  $X_i$ .

This model is used for analyzing the effect of our hedonic variables and our variable of interest across three samples. The first sample is from house sales within the City of Whitewater from 2000 through 2007, with the second sample from the same area from 2008 to 2011, and the third sample from 2012 through 2017. The model looks to estimate the effect of the R-2A zoning overlay on the selling price of



the house. The population was broken up into the previously stated samples based on the year it was sold in, with 2000 through 2007 being a sample of home sales before the 2008 recession, 2008 through 2011 sampling home sales during the recession, and the 2012 through 2017 sampling covering the time period from after the beginning of the R-2A zoning overlay.

Exhibit 1 presents the results of the analysis based off of model M1, with the coefficients and the t-ratios of the results, with asterisks denoting the probability of a type 1 error for the variables noted. For this model, the coefficients can be interpreted as the marginal effect of an additional room, bedroom, bathroom, half bathroom, additional square foot, additional year added on to the age for the house, and the effects of having more than one story, living on a lake, and living within the R-2A zoning overlay on the percent increase or decrease on the selling price of a house within the City of Whitewater.

**Exhibit 1: Regression Results**

|                          | 2000-2007     |         | 2008-2011     |         | 2012-2017     |         |
|--------------------------|---------------|---------|---------------|---------|---------------|---------|
|                          | Coefficient   | t-ratio | Coefficient   | t-ratio | Coefficient   | t-ratio |
| Constant                 | 11.1937       | 97.61   | 10.873***     | 48.07   | 10.88155***   | 55.63   |
| # of Rooms               | -0.0074419    | -0.51   | 0.0103215     | 0.54    | 0.0232443     | 1.54    |
| # of Bedrooms            | -0.001002     | -0.05   | 0.0013426     | 0.04    | -0.0147367    | -0.58   |
| # of Bathrooms           | 0.1054207***  | 3.45    | 0.1678644***  | 4.81    | 0.0755965*    | 1.65    |
| # of Half Bathrooms      | 0.1233378 *** | 4.91    | 0.1493993***  | 3.74    | 0.1346594***  | 3.05    |
| Square Feet              | 0.0005475 **  | 5.89    | 0.0006696***  | 3.12    | 0.0007303***  | 4.24    |
| Square Feet <sup>2</sup> | -7.18E-08***  | -3.92   | -1.21E-07**   | -2.42   | -1.11E-07***  | -2.81   |
| Age of House             | -0.002777***  | -5.74   | -0.0022435*** | -3.84   | -0.0033469*** | -5.7    |
| Stories                  | -0.0309929    | -0.75   | -0.1410499*** | -3.11   | -0.0963171**  | -2.08   |
| Lake                     | 0.0372982     | 0.69    | 0.1437633**   | 2.09    | 0.0351908     | 0.16    |
| R-2A                     | 0.0088951     | 0.2     | -0.0953682    | -1.22   | 0.173008*     | 1.92    |

Notes: Heteroscedasticity-robust standard errors.

\* Probability of type 1 error of .10.

\*\* Probability of type 1 error of .05.

\*\*\* Probability of type 1 error of .01.

Analysis of the first two samples indicates that from the years 2000 to 2007 and 2008 to 2011, the coefficients for the R-2A zoning overlay are insignificant, while from 2012 through 2017, the R-2A overlay produces an effect that is significant and positive. This result indicates that for the time period of 2012 to 2017, the R-2A overlay had an effect on the selling price of a house. This analysis predicts that a house located within the R-2A overlay has a larger selling price of the house itself by 18.86 percent in comparison to a similar home with the same features and characteristics than a house located outside the R-2A zoning overlay.

From the analysis from the years of 2012 through 2017 produced some other interesting results relating to the characteristics of the house within the City of Whitewater, beginning with if a house is located on a lake or not, with this model indicating that during this time period, there was no significant effect of living on a lake. In addition, the effect of each additional square foot that a house has increases by  $7.3 \times 10^{-2}$  percent, while the effect diminished by  $-1.11 \times 10^{-5}$  percent, indicating that while there are

diminishing marginal returns to the size of the house, for this population the effect is practically insignificant.

The first two models which estimate the pre - R-2A time periods along with the final time period have variables whose significance and insignificance are consistent across time. Two values that are consistently insignificant across all three models are the total number of rooms and the number of bedrooms a house has, which is insignificant across all time periods. Bathrooms, number of half bathrooms, square feet, and the squared term of square feet are all consistently significant.

## Conclusion

Through this analysis of house sales within the City of Whitewater, during the period that the R-2A zoning overlay exists and is in effect there is a demonstrable connection between the R-2A zoning overlay and the selling price of a house. The increase in density afforded by the zoning overlay has a significant, positive effect on the selling price of houses inside the overlay. This suggests that a change in residential zoning does have an effect on the selling price of a house, compared to an identical house. This increase over identical houses located outside the overlay indicates towards the positive effects that the change in zoning has on the city, with the subsequent effects on property tax from the relative increase of house prices for identical houses within the overlay.

The increase in selling prices in houses within the R-2A zoning overlay in comparison to identical houses outside the overlay indicates towards desired policy effect of this zoning change, to increase development. Design zoning can have positive effects towards developing residential land, however, negative externalities that may stem from increased density could have a different effect on the selling price of the house over the long term.

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## NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

Notice is hereby given that the City of Whitewater Plan and Architectural Review Commission will hold Public Hearing to recommend an Amendment to the City of Whitewater Comprehensive Plan on October 9th, 2017 at 6:30 p.m. in the Whitewater Municipal Building Community Room.

There is a proposed change to the Future Land Use map in the City Comprehensive Plan. The City Council requested a letter be mailed to property owners. This includes property's that are within 800 feet of this property along Walworth Ave to Elizabeth Street.

Please understand that the recommendation is to change the Future Land Use map. This is not a re-zoning of property, nor is there a development being proposed. The Future Land Use map provides a generalized view of how land in the District is planned to be used. It does not necessarily show land use as it exists today, and it does not show zoning information. The proposed change applies to tax parcel /WUP 00325 which is currently designated as a Future Neighborhood use is being proposed to be changed to Mixed Use on the Future Land Use plan. The following is a summary description of each of the designations found on page 66 of the proposed Comprehensive Plan:

Future Neighborhood (on Future Land Use map only): A carefully planned mix of primarily single-family residential development, including some two-family, higher density residential and neighborhood-compatible business and institutional uses that are consistent with the residential character of the area.

Mixed Use: A carefully designed blend of commercial, office, higher density residential, and/or institutional land uses, usually as part of a Planned Community Development zoning project. Mixed Use areas are intended to be vibrant places that also function as gathering spots.

The Comprehensive Plan and the proposed amendments are available for review at City Hall and on the City of Whitewater web site [www.whitewater-wi.gov](http://www.whitewater-wi.gov).

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED CHANGE MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.

Chris Munz-Pritchard, Neighborhood Services Director/City Planner



| TaxKey      | Owner1                 | Owner2                  | Address1                    | City       | State | Zip        |
|-------------|------------------------|-------------------------|-----------------------------|------------|-------|------------|
| /A 76800001 | ASSEMBLY OF GOD CHURCH |                         | 1540 W. WALWORTH AVE        | WHITEWATER | WI    | 53190-0000 |
| /A133400001 | J&D HOLDINGS OF WI LLC |                         | 2411 N HILLCREST PKWY STE 6 | ALTOONA    | WI    | 54720-0000 |
| /BU 00004   | PAUL S TAYLOR          | LINDSEY ANN I TAYLOR    | 437 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00005   | RUSSELL J HANSEN       | RUTH K HANSEN           | 423 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00006   | ERIC G FIELD           |                         | 417 S WOODLAND DR           | WHITEWATER | WI    | 53190-1529 |
| /BU 00007   | KENNETH W WIEDENHOEFT  |                         | 405 WOODLAND SR             | WHITEWATER | WI    | 53190-0000 |
| /BU 00041   | KATHY K SPARLING       |                         | 404 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00042   | PETER R BARRY          |                         | 416 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00043   | KAREN J SADEWATER      |                         | 424 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00044   | WILLIAM S STILLWAGON   | ANGELA L STILLWAGON     | 430 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00045   | IRENE LUNDGREN         |                         | 440 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00046   | PATRICK J LARSON       | BETH A LARSON           | 448 WOODLAND DR             | WHITEWATER | WI    | 53190-0000 |
| /BU 00047   | JENNA A LOOMANS        |                         | 458 S WOODLAND DR           | WHITEWATER | WI    | 53190-0000 |
| /BU 00048   | WILLIAM A WILSON       |                         | 1406 W WALWORTH AVE         | WHITEWATER | WI    | 53190-0000 |
| /BUA 00001  | SHELBY MOLINA          |                         | 493 BUCKINGHAM BLVD         | WHITEWATER | WI    | 53190-0000 |
| /BUA 00002  | WSC RENTALS LLC        |                         | 11100 E CTY TK MM           | AVALON     | WI    | 00005-3505 |
| /BUA 00003  | MAXWELL K HSU          |                         | 475 BUCKINGHAM BLVD         | WHITEWATER | WI    | 53190-0000 |
| /BUA 00004  | JOAN M DOMITRZ         |                         | 467 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00005  | LAURENCE D KACHEL      | KAREN E KACHEL          | 457 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00006  | ADAN CARREON           | MARIA ELIZABETH CARREON | 451 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00007  | STEVEN C TAYLOR        | CHELLI J TAYLOR         | W6684 BLUFF RD              | WHITEWATER | WI    | 53190-0000 |
| /BUA 00008  | ALYN R JONES           |                         | 435 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00026  | JOSE VERDUZCO JR       | MARIA LOURDES VERDUZCO  | 408 VENTURA LN              | WHITEWATER | WI    | 53190-0000 |
| /BUA 00027  | JESUS BARAJAS AVILA    | TERESA BARAJAS GOMEZ    | 127 S MAPLE LN              | WHITEWATER | WI    | 53190-0000 |
| /BUA 00028  | AARON A AXELSEN        |                         | 392 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00029  | COREY J CHURCH         | AFTIN E CHURCH          | 404 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00030  | PETER W MESNER JR      | RENEE H MESNER          | 412 BUCKINGHAM BLVD         | WHITEWATER | WI    | 53190-0000 |
| /BUA 00031  | ROBERT R SPRINGER      | NOEL H DOERFLER         | 426 BUCKINGHAM BLVD         | WHITEWATER | WI    | 53190-0000 |
| /BUA 00032  | DINA CHRISTON          |                         | 442 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00033  | DENISE P EHREN         | PATRICK DONAHOE         | 450 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00034  | KEVIN P BEHRINGER      | LACY A BEHRINGER        | 458 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00035  | CHARLES A GROVER       |                         | 468 S. BUCKINGHAM BLVD      | WHITEWATER | WI    | 53190-0000 |
| /BUA 00036  | ERIC A MEUDT           | KAYLA R GREENWOOD       | 476 S BUCKINGHAM BLVD       | WHITEWATER | WI    | 53190-0000 |
| /BUA 00037  | STANLEY J ZWEIFEL      | DIANE H ZWEIFEL         | 484 BUCKINGHAM BLVD         | WHITEWATER | WI    | 53190-1508 |
| /BUA 00038  | ERIC C KROPP           | LANA C KROPP            | 492 S BUCKINGHAM BLVD.      | WHITEWATER | WI    | 53190-0000 |
| /MO3 00007  | RIGOBERTO NAVEJAS      | MAYTE NAVEJAS           | 411 EAGLE CT                | WHITEWATER | WI    | 53190-0000 |
| /MO3 00008  | SOBITHA SAMARANAYAKE   | GEETHAMALI SAMARANAYAKE | 405 S EAGLE CT              | WHITEWATER | WI    | 53190-0000 |
| /MO3 00009  | JOSEPH A KROMHOLZ      | MARJORIE E STONEMAN     | 393 EAGLE CT                | WHITEWATER | WI    | 53190-0000 |
| /MO3 00010  | JOSEPH A CAROLLO       | KERI L CAROLLO          | 396 PANTHER CT              | WHITEWATER | WI    | 53190-0000 |
| /MO3 00011  | MICHAEL S KACHEL       | SONIA L KACHEL          | 408 PANTHER CT              | WHITEWATER | WI    | 53190-0000 |
| /MO3 00012  | TOM HINSPATER          | BRENDA HINSPATER        | 410 PANTHER CT              | WHITEWATER | WI    | 53190-0000 |

|            |                             |                          |                       |            |    |            |
|------------|-----------------------------|--------------------------|-----------------------|------------|----|------------|
| /MO3 00013 | BRANT R MILES               | IVY L MILES              | 409 PANTHER CT        | WHITEWATER | WI | 53190-0000 |
| /MO3 00014 | JEFFERY P KNIGHT            | SHARON A KNIGHT          | 405 PANTHER CT        | WHITEWATER | WI | 53190-0000 |
| /MO3 00015 | MICHAEL J RULE              | JENNY A RULE             | 397 PANTHER CT        | WHITEWATER | WI | 53190-0000 |
| /NE 00001  | ROGER L PULLIAM TRUST       |                          | 413 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /NE 00002  | ROBERT J HEROLD             | CAROL J HEROLD           | 435 ASSEMBLY CT       | WHITEWATER | WI | 53190-1550 |
| /NE 00003  | MANUEL A OSSERS             | JUDY K OSSERS            | 437 S ASSEMBLY CT     | WHITEWATER | WI | 53190-0000 |
| /NE 00004  | LINDA L MCHENRY             |                          | 441 ASSEMBLY CT       | WHITEWATER | WI | 53190-0000 |
| /NE 00005  | CAROL J ELSER               |                          | 447 ASSEMBLY CT       | WHITEWATER | WI | 53190-0000 |
| /NE 00006  | JOHN J SCHIMMING            | DENA R SCHIMMING         | 451 S ASSEMBLY CT     | WHITEWATER | WI | 53190-0000 |
| /NE 00007  | LINDA M TUMP                |                          | 454 S ASSEMBLY CT     | WHITEWATER | WI | 53190-0000 |
| /NE 00008  | LINDA M TUMP                |                          | 454 S ASSEMBLY CT     | WHITEWATER | WI | 53190-0000 |
| /NE 00009  | NML PROPERTIES LLC          |                          | N7672 CTY TK P        | WHITEWATER | WI | 53190-0000 |
| /NE 00010  | ERIC W ZIMDARS              | CHERYL L ZIMDARS         | 430 ASSEMBLY CT       | WHITEWATER | WI | 53190-0000 |
| /NE 00011  | MARY H KENNE                |                          | 425 S ASSEMBLY CT     | WHITEWATER | WI | 53190-0000 |
| /NE 00012  | JENNIFER L STRITZEL         |                          | 416 VENTURA LA        | WHITEWATER | WI | 53190-0000 |
| /NE1 00013 | ELIZABETH R MORAN           | GUADALUPE T GARCIA       | 430 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00014 | ELIZABETH STEPHENS OGUNSOLA |                          | 438 VENTURA LN        | WHITEWATER | WI | 53190-1500 |
| /NE1 00015 | ERIC L SEDMAK               | JACQUIE S SEDMAK         | 444 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00016 | DWYER TRUST                 | 448 VENTURA LN           | PO BOX 312            | WHITEWATER | WI | 53190-0000 |
| /NE1 00017 | BARBARA A SHEFFIELD         |                          | 456 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00018 | KENRICK L POWERS            |                          | 476 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00019 | MIRIAM A DEBEREINER         |                          | 477 VENTURA LA        | WHITEWATER | WI | 53190-0000 |
| /NE1 00020 | MARCO A WENCE               |                          | 473 S VENTURA LN      | WHITEWATER | WI | 53190-1548 |
| /NE1 00021 | STEPHEN W BOWEN             | DEBORAH C BOWEN          | 469 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00022 | ANH TAN VO                  | MY THI VO                | 463 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00023 | JOHN F BUSSE                | EILEEN BUSSE             | 455 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /NE1 00024 | FE S EVANGELISTA            |                          | 447 VENTURA LN        | WHITEWATER | WI | 53190-0000 |
| /MO 00001  | SCOTT A BRAUTIGAM           | SARA A BRAUTIGAM         | 421 INDIAN MOUND PKWY | WHITEWATER | WI | 53190-0000 |
| /MO 00002  | PAUL J SCHEPP               | ERICA L SCHEPP           | 515 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00003  | CHILUKURI RAO               | CHILUKURI INDUMATHI      | 505 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00004  | DAVID M LUTHER              | PATTY A LUTHER           | 497 S VENTURA LN      | WHITEWATER | WI | 53190-1548 |
| /MO 00005  | JOYCE D LEVERENZ            |                          | 485 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00006  | THERESE K KENNEDY           |                          | 486 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00007  | STACEY M ENGLE              | MICHELLE D ENGLE         | 494 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00008  | GLENN A STOLL               | ALISON A STOLL           | 502 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00009  | ROBIN K FOX                 |                          | 512 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00010  | MARK E PARENTEAU TRUST      | TERRIE L PARENTEAU TRUST | 518 S VENTURA LN      | WHITEWATER | WI | 53190-0000 |
| /MO 00011  | ELISABETH M DEUSSEN         |                          | 383 INDIAN MOUND PKWY | WHITEWATER | WI | 53190-0000 |
| /MO 00012  | ELISABETH M DEUSSEN         |                          | 383 INDIAN MOUND PKWY | WHITEWATER | WI | 53190-0000 |
| /MO 00013  | BREEN LIVING TRUST          |                          | 1609 TURTLE MOUND CIR | WHITEWATER | WI | 53190-0000 |
| /MO 00014  | JIM MILLER TRUST            | CAROL MILLER TRUST       | 1601 TURTLE MOUND CIR | WHITEWATER | WI | 53190-0000 |
| /MO 00015  | SATYENDRA B BHATNAGAR       | NEERA BHATNAGAR          | 1600 TURTLE MOUND CIR | WHITEWATER | WI | 53190-0000 |

|            |                        |                        |                         |            |    |            |
|------------|------------------------|------------------------|-------------------------|------------|----|------------|
| /MO 00016  | MARY FUCHS             |                        | 360 BUCKINGHAM BLVD     | WHITEWATER | WI | 53190-0000 |
| /MO 00017  | JEFFREY R MILLER       | LAUREEN A MILLER       | 344 S BUCKINGHAM BLVD   | WHITEWATER | WI | 53190-0000 |
| /MO 00018  | IGNACIO CUEVAS         | PATRICIA CUEVAS        | 1608 TURTLE MOUND CIR   | WHITEWATER | WI | 53190-0000 |
| /MO 00019  | DALE F OLSON           | DEBRA P OLSON          | 1616 TURTLE MOUND CIR   | WHITEWATER | WI | 53190-0000 |
| /MO 00022  | STEVEN M DOWNS         | MARY C DOWNS           | 351 INDIAN MOUND PKWY   | WHITEWATER | WI | 53190-0000 |
| /MO 00051  | CITY OF WHITEWATER     |                        | 312 W WHITEWATER ST     | WHITEWATER | WI | 53190-0000 |
| /MO2 00001 | MOHAN SINGH            |                        | 1636 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00002 | GARY L MICKELSON TRUST |                        | 1644 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00003 | DAVID A SCHUMACHER     | BRENDA R SCHUMACHER    | 1656 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00004 | VANDOREN TRUST         |                        | 1670 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00005 | DAVID R LINDSTRUM      | MELANIE M LINDSTRUM    | 1680 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00006 | JAMES H SCHUMACHER     | KATHLEEN SCHUMACHER    | 1694 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00007 | NICK LESAR TRUST       | JANET LESAR TRUST      | 1706 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO2 00008 | LARS ERIK LARSON       | BARBARA ANNE LARSON    | 381 EAGLE CT            | WHITEWATER | WI | 53190-0000 |
| /MO2 00009 | JEFFREY ZINGG TRUST    | MARCIA ZINGG TRUST     | 1677 TURTLE MOUND LA    | WHITEWATER | WI | 53190-0000 |
| /MO2 00010 | CURTIS E BROKMEIER     | JEANEEN B BROKMEIER    | 380 PANTHER CT          | WHITEWATER | WI | 53190-0000 |
| /MO2 00011 | WEISBROD TRUST         |                        | 381 PANTHER CT          | WHITEWATER | WI | 53190-0000 |
| /MO2 00012 | RICHARD E KAJA         | SUSAN L KAJA           | N7750 KETTLE MORaine DR | WHITEWATER | WI | 53190-0000 |
| /MO3 00001 | RODNEY D BERG TRUST    | DONNA M BERG TRUST     | 1716 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO3 00002 | STEVEN A LARSON TRUST  | LEOTA I LARSON TRUST   | 1721 TURTLE MOUND LN    | WHITEWATER | WI | 53190-0000 |
| /MO3 00003 | BRUCE R MASTERSON      | DEBRA L MASTERSON      | 380 EAGLE CT            | WHITEWATER | WI | 53190-0000 |
| /MO3 00004 | BLAYNE D ROSELLE       | AMY R ROSELLE          | 398 EAGLE CT            | WHITEWATER | WI | 53190-0000 |
| /MO3 00005 | NATHANIEL E PARRISH    | MOLLY J PARRISH        | 406 EAGLE CT            | WHITEWATER | WI | 53190-0000 |
| /MO3 00006 | MARY C HUMPHREY        | RICHARD R HUMPHREY     | 410 EAGLE CT            | WHITEWATER | WI | 53190-0000 |
| /WP 00001  | RUSSELL W DEVITT       | VICKI S DEVITT         | 1210 W WALWORTH AVE     | WHITEWATER | WI | 53190-0000 |
| /WP 00002  | MARGARET H PAULL       | THOMAS H PAULL         | 1222 W WALWORTH AVE     | WHITEWATER | WI | 53190-0000 |
| /WP 00003  | ALLEN J TANIS          | SUSAN M TANIS          | 1232 W WALWORTH AVE     | WHITEWATER | WI | 53190-0000 |
| /WP 00004  | RICHARD P HAVEN        | KATHY E HAVEN          | 1235 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00005  | IRA J MARTIN           | MICHELE P MARTIN       | 1225 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00006  | BRENT R BRESSER        | SUSAN E BRESSER        | 1215 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00007  | JAMES M WASTART        | DEBORAH A WASTART      | 9084 37TH AVE           | FREMONT    | WI | 54940-9311 |
| /WP 00008  | EMMA LOU SEDERHOLM     |                        | 424 S ELIZABETH ST      | WHITEWATER | WI | 53190-1633 |
| /WP 00009  | ROBERT L ANSTEY        |                        | 1216 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00010  | DAVID M STONEMAN TRUST | MERRI M STONEMAN TRUST | 1226 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00011  | BARBARA R BREN         |                        | 1236 W KAY ST           | WHITEWATER | WI | 53190-0000 |
| /WP 00012  | MARY A MACK            |                        | N6549 LOCUST RD         | DELAVAN    | WI | 53115-0000 |
| /WP 00013  | DANIEL R WEHR          |                        | 1253 W COURT ST         | WHITEWATER | WI | 53190-0000 |
| /WP 00014  | KENNETH E ABARCA       |                        | 1237 W COURT ST         | WHITEWATER | WI | 53190-1624 |
| /WP 00015  | CARRIE P LENCHO        |                        | 1225 W COURT ST         | WHITEWATER | WI | 53190-0000 |
| /WP 00016  | CHAD J SIMES           | SARA L SIMES           | 1215 W COURT ST         | WHITEWATER | WI | 53190-0000 |
| /WP 00017  | JIAN GUO               | YILIN ZHANG            | 1205 W COURT ST         | WHITEWATER | WI | 53190-0000 |
| /WP 00018  | MARK BROMLEY           | PATRICIA BROMLEY       | W5838 GREENING RD       | WHITEWATER | WI | 53190-0000 |



|             |   |                             |                      |            |    |            |
|-------------|---|-----------------------------|----------------------|------------|----|------------|
| /WP 00019   | JAMES A FUERSTENBERG                      | I LOUISE FUERSTENBERG       | 1214 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00020   | CRISTINA NAVA                             | OSBALDO NAVEJAS, ETAL       | 1224 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00021   | JAMES R & JEANNE UNDERWOOD                | MICHAEL R & LUANN UNDERWOOD | 4403 BILBOA DR       | AUSTIN     | TX | 78759-0000 |
| /WP 00022   | PETER G DISLEY                            |                             | 938 W SOUTH ST       | WHITEWATER | WI | 53190-0000 |
| /WP 00023   | JASON L BAUMEISTER                        | MELISSA SUE BAUMEISTER      | 1248 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00024   | SUSAN G STONE                             |                             | 1256 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00025   | DANIEL L MORSE                            |                             | 1264 WEST COURT ST   | WHITEWATER | WI | 53190-0000 |
| /WP 00026   | JEROME K LAURENT TRUST                    | VIRGINIA H LAURENT TRUST    | 1268 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00027   | PAUL & LOIS LAURITZENTRUSTEES             | PAUL & LOIS LAURITZEN TRUST | 1274 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00028   | RANDALL E THORNTON                        | DEBRA C THORNTON            | 1294 W COURT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00030   | NOMSA GWALLA-OGISI                        |                             | PO BOX 551           | WHITEWATER | WI | 53190-0000 |
| /WP 00031   | EARLE F YOUNG                             | SARA J KUHL                 | 1302 W WALWORTH AVE  | WHITEWATER | WI | 53190-0000 |
| /WP 00032   | GERALD G MORRIS II                        | AUTUMN M MORRIS             | 439 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WP 00033   | CHARLES G SALGADO JR                      | CHERYL J SALGADO            | 429 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WP 00034   | ARTHUR L MADSON TRUST                     | MARIANNE M MADSON TRUST     | 419 S PLEASANT ST    | WHITEWATER | WI | 53190-1537 |
| /WP 00035   | KORI HARTMAN                              |                             | 466 PLEASANT ST      | WHITEWATER | WI | 53190-0000 |
| /WP 00036   | MARK A HIEBERT                            | SANDRA R HIEBERT            | 454 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WP 00037   | RICHARD E PARSONS                         |                             | 440 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WP 00038   | DAVID S MEYER                             | CHRISTINE M MEYER           | 424 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WPA 00016  | JOSEPH JEROME PINTERICS                   | TONYA JO PINTERICS          | 1275 W LAUREL ST     | WHITEWATER | WI | 53190-0000 |
| /WPA 00017  | EDWIN E THELE TRUST                       |                             | 1287 W LAUREL ST     | WHITEWATER | WI | 53190-0000 |
| /WPA 00018  | DAVID S MEYER                             | CHRISTINE M MEYER           | 424 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WPA 00019  | BLAINE A VALENTON                         | JAMY M TAYLOR               | 414 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WPA 00020  | THOMAS W FLOOD                            | DIANE L HALL                | 404 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WUP 00160F | ASSEMBLY OF GOD                           |                             | 1540 W WALWORTH AVE. | WHITEWATER | WI | 53190-0000 |
| /WUP 00223A | ALAN T TRAUTMAN                           | SUZANNE R HASELOW           | 1304 W WALWORTH AVE. | WHITEWATER | WI | 53190-0000 |
| /WUP 00223B | THOMAS I WEGNER                           | CHERYL M WEGNER             | 193 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WUP 00223C | KARL P STOLL                              |                             | 445 S PLEASANT ST    | WHITEWATER | WI | 53190-0000 |
| /WUP 00315A | UNIFIED SCHOOL DIST 1                     |                             |                      | WHITEWATER | WI | 53190-0000 |
| /WUP 00324  | HOFFMANN LANDS LTD                        | C/O TOM HOFFMANN            | 8612 LIMA CENTER RD  | WHITEWATER | WI | 53190-0000 |
| /WUP 00325  | HOFFMANN LANDS LTD                        | C/O TOM HOFFMANN            | 8612 LIMA CENTER RD  | WHITEWATER | WI | 53190-0000 |
| /WUP 00326  | STATE OF WISCONSIN DEPT OF TRANSPORTATION |                             | PO BOX 7913          | MADISON    | WI | 53707-0000 |
| /BU 00001   | MARC W TAYLOR                             | KIM E TAYLOR                | 1344 W WALWORTH AVE  | WHITEWATER | WI | 53190-0000 |
| /BU 00002   | MAGDALENE M STETTER TRUST                 |                             | 455 S WOODLAND DR    | WHITEWATER | WI | 53190-0000 |
| /BU 00003   | THOMAS C HARTY                            | MARY L FENZL                | 447 WOODLAND DR      | WHITEWATER | WI | 53190-0000 |

## MEMORANDUM

To: Planning and Architectural Review Board

From: Chris Munz-Pritchard City Planner

Date: August 14<sup>th</sup>, 2017

Re: Tax Parcel /WUP 00325.

| Summary of Request |                       |
|--------------------|-----------------------|
| <b>Requested:</b>  | Tax Parcel /WUP 00325 |

### **History of Tax ID /WUP 00325:**

Our adventure begins on March 21, 1994, when the Plan and Architectural Review Commission proposed annexation of the West Bypass Property (also referred to in documents as the Hoffman Property). The property is roughly 330 acres located south of West Walworth Avenue. Why was it annexed? The property owner was approached by the City and asked to annex. The annexation could be a potential boundary used to push the prospective bypass farther to the south of the City. In addition a survey from January 1994 indicated a potential residential development. This plat looks like it may have been commissioned prior to the knowledge of the potential bypass.

**PROPOSED ANNEXATION OF HOFFMAN PROPERTY.** The Common Council referred the annexation request to the Plan Commission for their review. The 330 acre property is zoned a Agricultural Transition District (AT). A petition was signed by the nine residents in the area being considered. There are currently no definite plans for the property. Currently there is only a preliminary conceptual street plan. Moved by Nosek and Egnoski approval of the proposed annexation with referral given to the Common Council for approval. Motion carried by unanimous roll call vote.





JOHN HOFFMANN DEVELOPMENT - LAND SOUTH OF WALWORTH AVENUE John Hoffmann requested the Plan Commission to give their opinion on what the City would like or would allow for his development. Once he knows what direction to take, he can invest in a developable plan. He explained that the City is more stringent than the State. The DOT has indicated they will not put up the noise barrier for the Highway 12 bypass. Rick Roll stated that when the plat is reviewed, it should be noted that the city is not be held responsible to put up a noise barrier for the Highway 12 bypass. John Hoffmann asked if multi-family would be allowed along the bypass, what kind of housing and how close. It was suggested a committee be formed to include the city engineer, planner and city staff to work out a concept plan. John Hoffmann will be notified of the next planning session for the quadrant plan.

**QUADRANT NEIGHBORHOOD LANDUSE PLAN** Chairperson Henry opened the public hearing for the adoption, by resolution, of the Quadrant Neighborhood Plan as part of the City of Whitewater Master Plan. Rick Roll, Vandewalle and Associates, was present to answer any questions on the document. Rick explained that the Southwest Quadrant Concept Plan map on page 30 was an old map. The text on the map will include the potential residential uses in the wooded area (potential neighborhood park area) of the Hoffmann property. Rick Roll will make the correction. Moved by Robers and Frawley to adopt, by resolution, the Quadrant Neighborhood Landuse Plans as part of the City of Whitewater Master Plan with the updated concept plan map for the Southwest Quadrant Plan. Motion approved by unanimous roll call vote. The next plan update will be the Central City Study.

This map illustrates the City of Dallas's land use and transportation planning. Key features include:

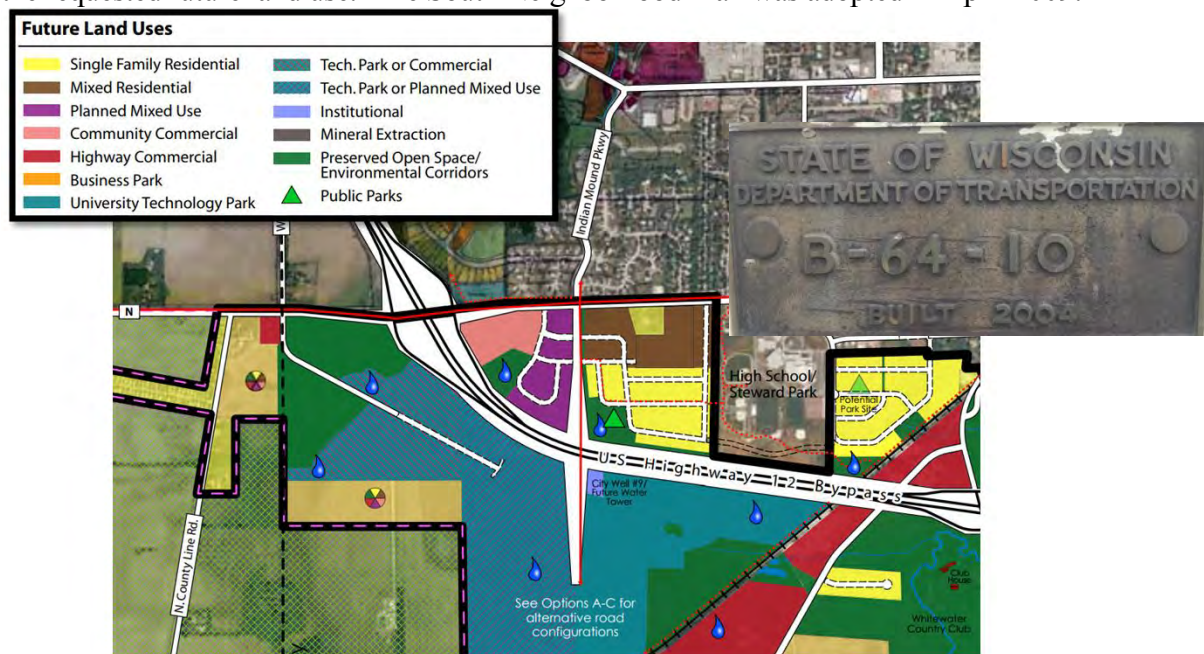
- Transportation Infrastructure:**
  - U.S.H. 12 Bypass Route:** A major thoroughfare running horizontally across the lower half of the map.
  - Future Interchange:** Located in the upper left corner.
  - Potential Intermodal Station for Citywide Stationing:** Situated near the top center.
  - Potential Intersection Re-Design:** Located on the right side near Walworth Street.
- Land Use Designations:**
  - Existing Residential:** Located at the top of the map.
  - Residential Neighborhood (Pedestrian-Oriented):** A large area in the upper center, outlined with a dashed line.
  - Mixed Residential Neighborhood:** Located on the right side.
  - Quality Commercial Infill:** A triangular area on the far right.
  - 2 Mixed Use Neighborhood Center:** Located near the bottom center.
- Environmental and Noise Considerations:**
  - High Intensity Noise:** Indicated by a dashed line along the U.S.H. 12 Bypass Route.
  - Impact Zone:** A designated area near the center-right.
  - Isolated Natural Feature:** Located at the bottom center.
- Other Labels:**
  - Walworth Street, Parsons Street, South Street:** Vertical streets on the right side.
  - C.T.H. 5:** A horizontal street near the top.
  - Future City Well Site:** Located near the bottom left.
  - High School with Athletic Fields:** Located near the center-right.

In 2005, the Wisconsin Department of Transportation completed the USH 12 Whitewater bypass around the southern side of the City of Whitewater. Although currently a two traffic lane roadway with at-grade intersections, this facility was designed and constructed to facilitate its eventual upgrade to a divided four traffic lane freeway with grade separation at cross streets. Construction began in 2002, with preparation work taking place as far in advance as the early to mid 1990s. This is indicated during the May 13, 1996, Plan Commission meeting.

In 2003, Mr. Hoffmann grants a 1.4 acre parcel to facilitate the development and extension to the Municipal Water Utilities. The property has an existing well and well house listed as improvements located on the parcel.

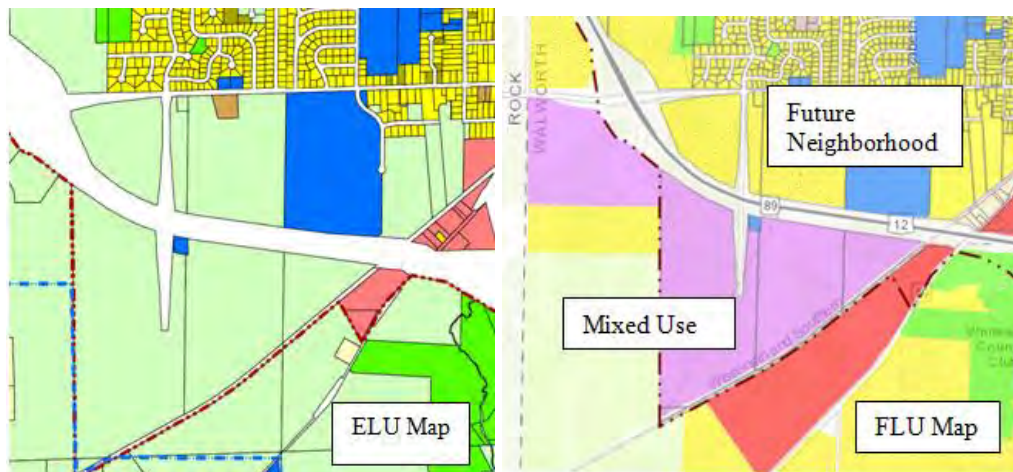
The construction of the bypass divides the 330 acre annexed parcel of land. The parcel south of the bypass is now land locked by the bypass and the railroad. During the construction of the bypass the DOT agreed to pay for a bridge (also referred to as # B-64-10, Indian Mound Parkway Bridge, Bridge to nowhere, Bridge to a city well and the Rick Lien Bridge). The City provides the right of way to construct the bridge, which was dedicated by Mr. Hoffman.

It is during this time when the bridge is built that the site use begins to shift from a traditional neighborhood design to more of a mix use due to issues with access, location of the bridge and noise impact studies by the DOT. The new concept reflects all of the land south of the bypass would be designated as following a combination of Tech Park or commercial, Tech Park or planned mixed use, Business Park, and community commercial and planned mix use modified. All land north of the bypass and east of the bridge was designated as a combination of single family and mixed residential. Land west of the bridge and north of the bypass is designated as community commercial. In 2008, an environment corridor study limits the amount of development. The City takes into account the environmental study and modifies the requested future land use. The South Neighborhood Plan was adopted in April 2009.



The South Whitewater Neighborhood Development Plan (2009) adopted the Highway 12/ Walworth Avenue Community Commercial Site: *This second planned Community Commercial site, as illustrated on the Development Plan map, gains access from the bypass interchange at Walworth Avenue. The site provides opportunities to serve the local community, the potential University Technology Park, and to a limited extent the traveling public. Full auto access into the site will be via Indian Mound Parkway, with perhaps a right-in, right-out only access closer to the bypass along Walworth Avenue. Given the single family housing in close proximity and the relatively small site area, the range and scale of potential future commercial uses will be somewhat limited. Desirable future uses in this Walworth Avenue Community Commercial location include a grocery store; sit down restaurant, financial institution, office building, and other commercial uses that are compatible with a location close to a single family neighborhood and a Technology Park. Maximum square footage allocated to any single commercial use should not exceed 70,000 square feet, which is around the floor area of a moderately-sized supermarket, and maximum building height along Walworth Avenue across from pre-existing residential uses should be 2½ stories. City development approvals should be considered only after informal neighborhood meetings on any proposed project are held.*

On the Comprehensive Plan, the Existing Land Use (ELU) map shows this as Agricultural / Vacant land with a small area as institutional (City Well House). The Existing Land Use maps show how all the land in a community is currently being used. The zoning map is the physical development of land and the kinds of uses and regulation of a property. Zoning laws typically specify the areas in which residential, industrial, recreational or commercial activities may take place. Currently the bulk of this area is zoned Agricultural Transition.



The Future Land Use map provides a generalized view of how land in the District is planned to be used. It does not necessarily show land use as it exists today, and it does not show zoning information. This is currently shown on the Future Land Use Map (FLU) as a Future Neighborhood. A future neighborhood is a carefully planned mix of primarily single-family residential development, including some two-family, higher

density residential and neighborhood-compatible business and institutional uses that are consistent with the residential character of the area.

#### **PLANNER'S OBSERVATION:**

There seems to be a miss conception regarding what a change in the future land use is. This is not a re-zoning of property, nor is there a development being proposed. The Future Land Use map provides a generalized view of how land in the District is planned to be used. It does not necessarily show land use as it exists today, and it does not show zoning information. The following is a summary description of each of the designations found on page 66 of the Comprehensive Plan:

Future Neighborhood (on Future Land Use map only): A carefully planned mix of primarily single-family residential development, including some two-family, higher density residential and neighborhood-compatible business and institutional uses that are consistent with the residential character of the area.

Mixed Use: A carefully designed blend of commercial, office, higher density residential, and/or institutional land uses, usually as part of a Planned Community Development zoning project. Mixed Use areas are intended to be vibrant places that also function as gathering spots.

Rumors seem to be fueling a bulk of the concern regarding this property. Currently there is not a proposed development. Under the current future land use a convenience store would fit into the uses of a future neighborhood. In the event a development is proposed at this site it would require an amendment to the zoning map (a re-zone of the property) which is the first stage of development. This amendment will require a class 2 notice, reviewed by the Plan and Architectural Review Commission and two readings at the Common Council. If the Future Land Use map is changed to a mixed use this would most likely become a Planned Development , area. Planned Development (PD) designed grouping of both varied and compatible land uses such as housing recreation and commercial centers in addition to will allows better opportunity for citizens to help shape the area.



## Proposed Changes for Comp Plan Update

Planning Meeting  
October 9th 2017

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## City of Whitewater Comprehensive Plan 2010 Updated (adopted) July 18<sup>th</sup> 2017

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## Back Ground

- The current plan was written, and approved in 2009
- During the 2014 zoning re-write changes in the zoning ordinance and maps contradicted the City Comprehensive Plan.
- As a result of the zoning ordinance re-write the Comprehensive Plan needs to be updated to reflect the most current regulations.

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- The first thing that was updated was population trends and forecast.
  - This information came from sources such as the U.S. Census Bureau, American Community Survey and Wisconsin DOA
  - The redlines and tables reflect these changes
- Why?
  - Well the U.S. Census Bureau updates the information every 10 years.
  - The last big information gathering came out in 2010. This plan missed this information because it was released in 2009.

## Page 9

### Population Trends and Forecasts

In recent decades, the City of Westminster has experienced a moderate rate of population growth. Figure 1 compares the City of Westminster's population trends with trends from several neighboring communities, Jefferson County, Washoe County, and the State of Nevada. Between 2000 and 2010, the City experienced a 24% percent increase in population. This rate is significantly lower than that of many nearby communities and Washoe and Jefferson Counties.

According to the 2010 U.S. Census, Jefferson County's population increased by 64.1 percent from 2000 to 2010. Over this same time period, it estimated that Jefferson County's population increased by 41.1 percent. With such a large percent. At its core's commodities 144,000 increase in population during this time interval.

- *May not be greatest display of the regional spirit*
- *Fact and/or maintaining "bubble" of hard workers operating in other communities*
- *Continuing to reclaim the democracy of the mind and conscience of the City, while also providing solid opportunities to other areas*
- *Enhancing and supporting the City's housing needs, and improving its transportation facilities*
- *Expanding on the city's natural resources including Waterways, Cattle, Grains and Tappan Lake, and the Kettle Mountain*
- *Enhancing cooperation with the City's many affiliated and overlapping levels of government*
- *Continuing to attract and involve opportunities for vibrant activities and recreation, as well as those associated with the Lifestyle*

## Page 10

[illegible]

Figure 12. An iterative (discrete) population growth calculation for the late growth phase (a) and the stable growth phase (b). [Figure 12](#) is available at [www.biorxiv.org/content/10.1101/2017.07.20.171111v1](#); this version posted July 21, 2017. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

For the purposes of this Plan, the City will retain the comprehensive geographic information that it currently has available through its GIS system. The City will also retain the data from the GIS system that it uses to track the progress of the project.

- From my experience working at Rock County I knew there were changes on Wisconsin Chapter 91 farmland preservation program. I went ahead and made changes to the comprehensive plan.

The Farmland Preservation Credit Program serves to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and provides property tax relief to farmland owners. To qualify for the credit, farmland must be permanently devoted to productive agricultural use or be subject to a preservation agreement between the farmland owner and the State. All program participants must comply with soil and water conservation standards set by the State Land Conservation Board. This program was recently amended through the State's new "Working Land" legislation, designed to the select

The **Federal Tax Relief Credit Program** provides direct benefits to all **familled** on **over 1000**. The credit is acquired as a **percentage of up to \$10,000** of **property taxes** on the **maximum value of \$100,000**. The credit is **available to all families with a child under 18 years of age** and **is based on the family's income level**.

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- When I started in 2014 we had just adopted the first round of floodplain maps.

## Floodplains

The Federal Emergency Management Agency (FEMA) regulates floodplains. There are cities proposed for inclusion in the Lake Forest area in the 100-year flood zone. It is known that Lake Forest is a very important floodplain. FEMA has a 100-year flood zone. One problem is that FEMA is not doing a good job of managing the floodplains. FEMA has a 100-year flood zone. One problem is that FEMA is not doing a good job of managing the floodplains. FEMA has a 100-year flood zone. One problem is that FEMA is not doing a good job of managing the floodplains.

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- Then we looked at the R-2A changes.
  - The R-2 and the R-2A are not defined the same. This means that the definition of areas like Central Area Neighborhood needed to change slightly.
- The R-3A needed little to no change.
  - The reason for this is the R-3 and R-3A both fit what is defined in the Comp Plan. Both meet Higher Density Residential Neighborhood well. So the R-3A is referenced.

### Examples of the changes from the R-2A

### Approach for Delineating Different Neighbourhoods in the City

The first step in developing a **Functional Group**: Neighborhood Parameters (range) are used to determine how to separate neighborhoods (or preliminary subunits). With Case Level and Autochecked, I chose Continuous and third step, the manually defined neighborhood parameters based on several factors, including common understood subunitary boundaries, among other boundaries. Incidence of major roads, and banks in different types of land use. The history of the way the city uses one neighborhood was to delineate minority homogenous areas, so that **different community groups** appeared to be better developed in minority homogenous areas and **not** in majority and spread in different areas of the City.

Page 58

## Page 59

[illegible]

remained for more than a decade in the RLA, some claim to still own the plot, and others insist that they are still being considered. The Council has Neighborhoods' future land use (regardless of the status of the plot) in the Local Use theme, and is shown in the Future Land Use map (Map 5). See that chapter for more detailed policy guidance for this category of neighborhoods.

## Page 83

[illegible]

In addition to the key-wide neighbourhood governance approaches described in the Housing and Neighbourhood Development chapter, the Cwv-2 parson the following additional neighbourhood governance system approaches for Cwv-2 Area 1: neighbourhood following additional research what narrow

- [illegible]

## Page 84



**Disadvantages:** This system had two major problems: vehicles parked and driven off-street caused a lot of congestion and it was considered and constructed that on public street and some that was not in the center of town but in a commercial and residential area and

The program is divided into three main parts: a pre-test, a main test, and a post-test. The pre-test is designed to assess the participants' initial knowledge and understanding of the concepts being studied. The main test is the primary assessment tool, consisting of multiple-choice questions, short-answer questions, and essay questions. The post-test is used to evaluate the participants' understanding of the concepts after the intervention. The program is designed to be flexible and adaptable to different learning environments and needs. It includes a variety of resources, such as textbooks, articles, and videos, to support the learning process. The program is also designed to be interactive and engaging, with a focus on active learning and problem-solving. The program is designed to be accessible and user-friendly, with a clear and concise interface. The program is designed to be effective and efficient, with a focus on achieving the learning objectives. The program is designed to be evaluated and improved, with a focus on continuous improvement and quality assurance. The program is designed to be sustainable and scalable, with a focus on long-term impact and reach. The program is designed to be transparent and accountable, with a focus on open communication and reporting. The program is designed to be inclusive and equitable, with a focus on providing equal opportunities for all participants. The program is designed to be innovative and creative, with a focus on exploring new and emerging technologies and approaches. The program is designed to be collaborative and cooperative, with a focus on building strong relationships and partnerships. The program is designed to be resilient and adaptable, with a focus on overcoming challenges and setbacks. The program is designed to be flexible and adaptable, with a focus on meeting the needs of different participants and contexts. The program is designed to be effective and efficient, with a focus on achieving the learning objectives. The program is designed to be sustainable and scalable, with a focus on long-term impact and reach. The program is designed to be transparent and accountable, with a focus on open communication and reporting. The program is designed to be inclusive and equitable, with a focus on providing equal opportunities for all participants. The program is designed to be innovative and creative, with a focus on exploring new and emerging technologies and approaches. The program is designed to be collaborative and cooperative, with a focus on building strong relationships and partnerships. The program is designed to be resilient and adaptable, with a focus on overcoming challenges and setbacks. The program is designed to be flexible and adaptable, with a focus on meeting the needs of different participants and contexts.

**Notes and References:** The following policies and programs are recommended for this letter and for the questionnaires and that follow. Please refer to the following for more information.

- Answer choice (A)** is incorrect because the passage does not mention any experiments to replicate the known link between the use of the PCC and *Protein C* deficiency. The dependent variable, *Protein C*, is not mentioned in the passage.
- Answer choice (B)** is incorrect because the passage does not mention any experiments to replicate the known link between the use of the PCC and *Protein C* deficiency. The dependent variable, *Protein C*, is not mentioned in the passage.
- Answer choice (C)** is incorrect because the passage does not mention any experiments to replicate the known link between the use of the PCC and *Protein C* deficiency. The dependent variable, *Protein C*, is not mentioned in the passage.
- Answer choice (D)** is incorrect because the passage does not mention any experiments to replicate the known link between the use of the PCC and *Protein C* deficiency. The dependent variable, *Protein C*, is not mentioned in the passage.
- Answer choice (E)** is incorrect because the passage does not mention any experiments to replicate the known link between the use of the PCC and *Protein C* deficiency. The dependent variable, *Protein C*, is not mentioned in the passage.

## Page 97



**Figure 3-6: Examples of Mixed Use Development Applicable for Withdrawal**

Page 98

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**Change to Mixed Use  
request made by public**

Intergovernmental agreement between the City and the County of San Diego regarding the development of mixed-use projects in the City of San Diego. The agreement includes the following provisions:

- a. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- b. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- c. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- d. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- e. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- f. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- g. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- h. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- i. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- j. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- k. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- l. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- m. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- n. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- o. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- p. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- q. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- r. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- s. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- t. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- u. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- v. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- w. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- x. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- y. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.
- z. The City and the County shall jointly develop a mixed-use development project in the City of San Diego.

A large red 'X' is drawn over the bottom half of the page.

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**Changes from the March 13<sup>th</sup>  
Planning meeting**

- R-3A is Missing
- University Data not updated –still at 2009 level
- Page 142 Outdated (Downtown and retail recruitment report)
- Daniels Sentry still listed (Page 141)
- WWUSD information Not Updated (page 127)
- Starin Hall Missing (page 128)
- Page 116 reasons to extend Starin road (has been extended)

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### R-3A is Missing

- The reason for this is the R-3 and R-3A both fit what is defined in the Comp Plan. Both meet Higher Density Residential Neighborhood well. So the R-3A is referenced.

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### Page 142 Outdated (Downtown and retail recruitment report)

- This information came from:
  - Whitewater University Technology Park: Feasibility Study and Strategic Implementation Recommendations, 2008
  - City of Whitewater Action Plan for Downtown Revitalization, 2005
  - Retail Coach report done by the CDA 2008.
- This is the latest information available at this time.

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Daniels Sentry still listed (Page 141) This was removed in addition to some of the other business that are no longer in town. A note was added regarding the 2017 change

Top 200 Major Employers

| Rank | Employer                             | Products or Service                            |
|------|--------------------------------------|--|
| 1    | University of Wisconsin - Whitewater | College, University, and Professional Services |
| 2    | Whitewater Public Schools            | Elementary and Secondary Education             |
| 3    | Whitewater Technical College         | Technical and Community College                |
| 4    | Whitewater University                | University                                     |
| 5    | Whitewater City                      | Government, City, Township, or County          |
| 6    | Whitewater University                | University                                     |
| 7    | Whitewater University                | University                                     |
| 8    | Whitewater University                | University                                     |
| 9    | Whitewater University                | University                                     |
| 10   | Whitewater University                | University                                     |
| 11   | Whitewater University                | University                                     |
| 12   | Whitewater University                | University                                     |
| 13   | Whitewater University                | University                                     |
| 14   | Whitewater University                | University                                     |
| 15   | Whitewater University                | University                                     |
| 16   | Whitewater University                | University                                     |
| 17   | Whitewater University                | University                                     |
| 18   | Whitewater University                | University                                     |
| 19   | Whitewater University                | University                                     |
| 20   | Whitewater University                | University                                     |

Source: Whitewater University, City of Whitewater, and County of Whitewater. Data as of 2017.

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LW continuously plans for upgrades to existing campus facilities, and new facilities where appropriate, to meet the needs of current and future students, faculty, and staff. **Recent and planned future campus enhancement projects include:**

- **Construction of the Center:** roughly include 25 to 30 million. Mr. Wilson said he anticipated a response of \$200 to \$300 million of state building will include 25 to 30 million to include a 400-employee building, a computer lab, and will house the Center for Entrepreneurial Development, Global Business Resource Center, Forest Science Research Center, Missouri Botanical Center, and International Center.
- **Construction on Gateway Mall** is presently scheduled to begin in July 2011, and will accommodate all of the activity and staff of the "lifestyle" problem of the College of Letters and Sciences.
- **State Mall** and Gateway Mall was planned to be made in 2011 and 2012, respectively.
- **Construction started on November 2008**, so we were able to evaluate how to explore Gateway Mall and Gateway Mall. The construction will include 444-bed suite-type units, including 100-employee dormitory, low-price units, 90 casual low-price units, and ten Resident Assistant Units. This project is planned north of Gateway Mall and is expected to be completed in 2014.
- **A new multi-use science complex** is expected to be completed in the summer of 2009. The science complex will include the Physics building, Field, Physics Center, Field, Physics and Field, Von Neumann Hall, and the complex, and the Physics Center.
- **Renovation of Walker D. Wilson Hall** included outdoor walkway along the entire length of the mall between Main Street and Grand Road.
- **Renovation of Walker Hall**, including removal of abandoned parking and field - science equipment and a new science building, expansion and modernization of the science building, and a new science building, construction was completed in June 2009.

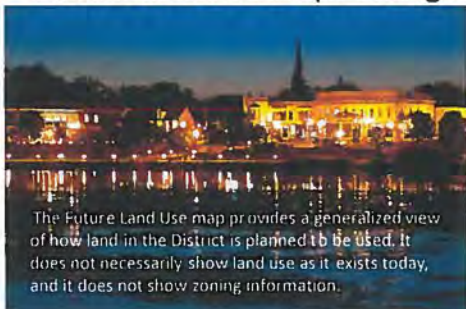
Page 128

**Reasons to extend Starin road (has been extended)**

This section has been removed from page 115 and 116.

- [illegible]

## Future Land Use Maps Changes



The Future Land Use map provides a generalized view of how land in the District is planned to be used. It does not necessarily show land use as it exists today, and it does not show zoning information.



- The Future Land Use map provides a generalized view of how land in the District is planned to be used. It does not necessarily show land use as it exists today, and it does not show zoning information.
- Existing Land Use maps show how all the land in a community is currently being used.
- Zoning Map is the physical development of land and the kinds of uses and regulation of a property. Zoning laws typically specify the areas in which residential, industrial, recreational or commercial activities may take place.

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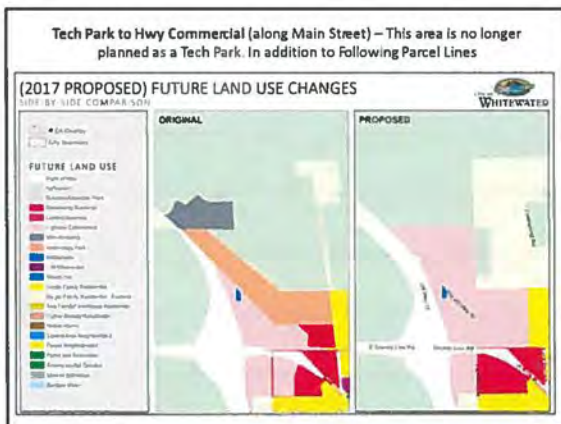
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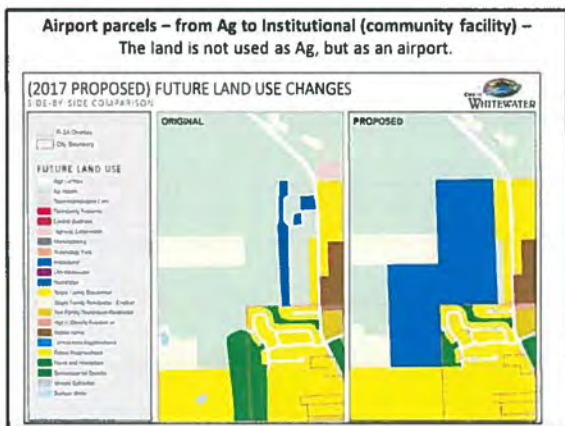
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**Remove Park Land** – due to no longer using arbitrary polygons, the park land was removed and replaced with the use of the parcels it fell within.



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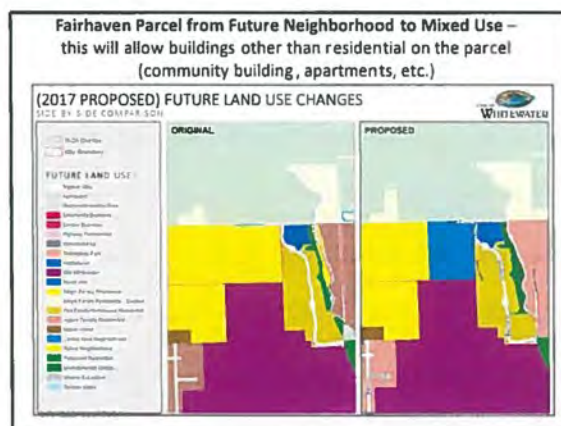
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**Fairhaven Parcel from Future Neighborhood to Mixed Use –**  
this will allow buildings other than residential on the parcel  
(community building, apartments, etc.)



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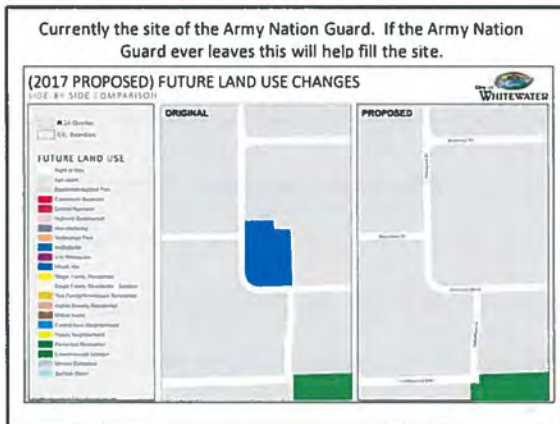
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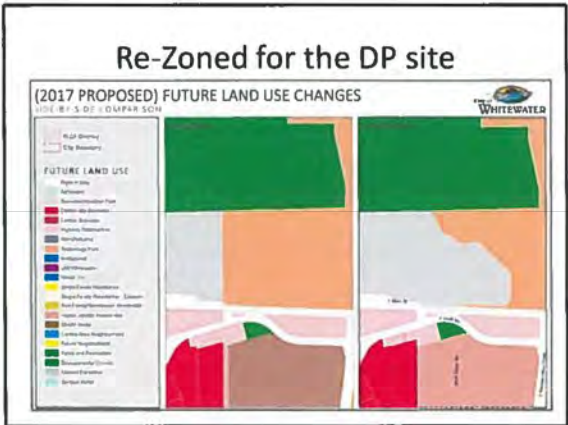
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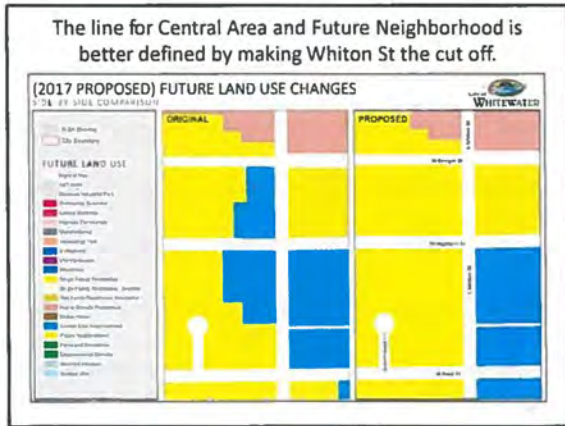
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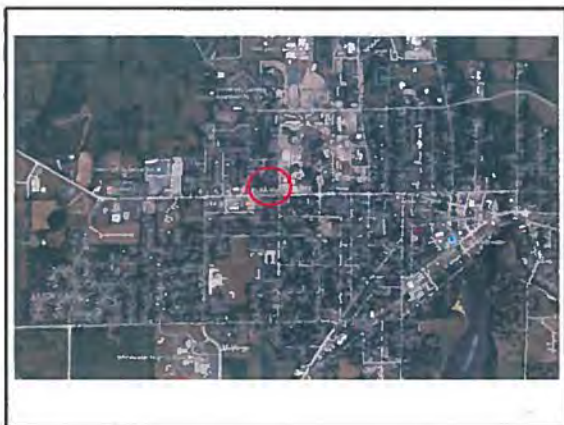
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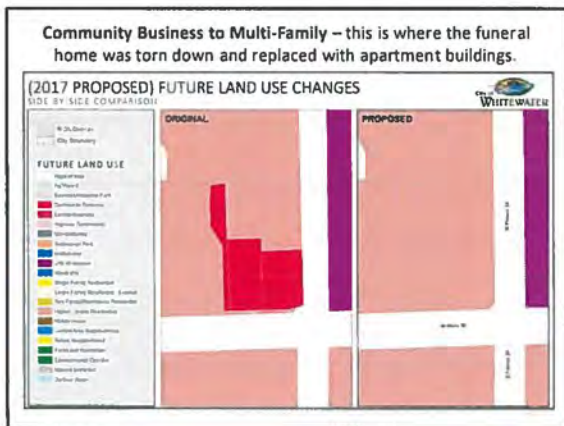
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**City of  
WHITEWATER**

**Plan and Architectural Review  
Commission**

September 11<sup>th</sup> 2017

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At the September 11<sup>th</sup> 2017 a review of  
Tax Parcel /WUP 00325



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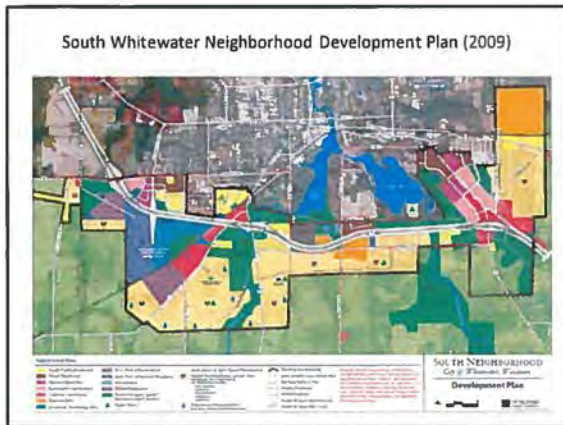
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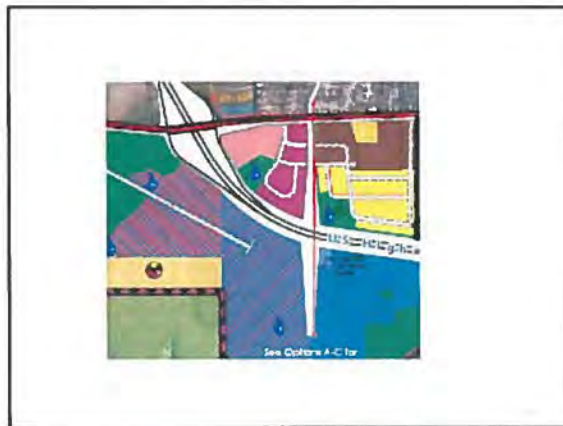
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Please understand that this change affects only the Future Land Use map. This is **not** a re-zoning of property, nor is there a development being proposed.

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## Will I be notified if the Zoning does Change?

- First stage of the Development.
  - Zoned or petition file for a zoning amendment.

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## Changes and Amendments to Zoning (City Code 19.69)




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## Class 2 notice

- Publish two times two weeks prior to public hearing.
- Notice sent to all property owners within 300 feet of the area proposed to be re-zoned.
- The Amendment is reviewed at
  - Plan and Architectural Review Commission
  - Common Council
    - Second reading at Common Council

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### General Information

- All completed plans must be in by 4:00 PM four weeks prior to the meeting. After the Planning Commission reviews the project it then go to Council.
- In general the amendment needs 4 weeks for the Plan board and another 4 weeks for the City Council.

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### Other things to think about

- In addition to the zoning amendment (or re-zone) The property will most likely require other items that must be noticed such as:
  - A Certified Survey Map (CSM) or Plat
  - A Conditional Use Permit (CUP).

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